



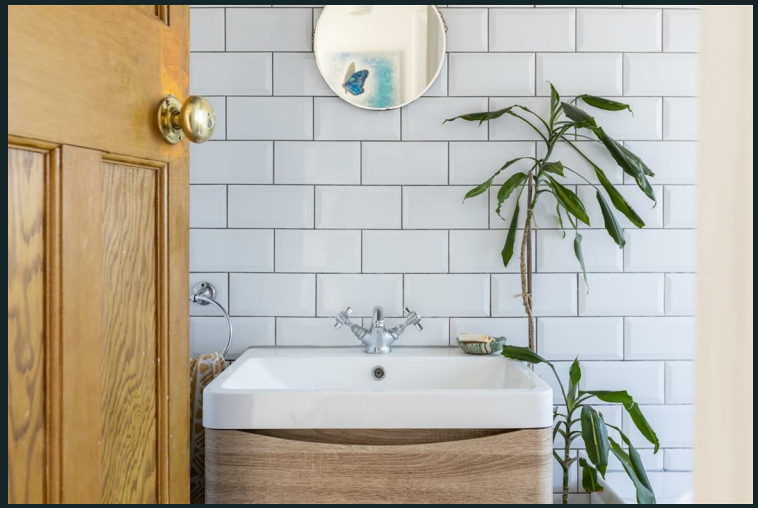
Bannings Vale, Saltdean

Guide price £500,000 - £525,000



Property highlights

- Semi-detached 1930s house in a desirable location
- Close to the beach, the South Downs National Park, and local shops
- Renovated to a high standard throughout
- Three bedrooms and a modern family bathroom
- Stunning open-plan kitchen/dining room with bi-fold doors out to the garden
- Solar panels line the roof and have a feed-in tariff
- Separate pantry/utility room
- 75ft rear garden with mature raised beds and a pond
- Two outdoor sheds, one of which could be turned into a home office
- Off road parking



Guide price £500,000 – £525,000. This well-presented 1930s semi-detached house is in a highly sought-after residential area in Saltdean and is the perfect home for a modern family looking for character and charm.

The Property

Set back from the road, and with a well-maintained shared front garden, is this 1930s semi-detached house in a highly sought-after residential location. Benefitting from a wealth of original features including an open fireplace, picture rails, and internal doors, as well as a stunning rear kitchen extension - it has character and charm in abundance. An added bonus - solar panels line the roof and have a feed-in tariff.

You enter past a driveway, with space for several cars, into a spacious porch that is currently home to a Black Hamburg Grape Vine bearing fruit. Double doors lead into a bright and welcoming living room with white-painted wooden floors, and a wood-burning stove. To the left of the living room is the modern family bathroom which has been beautifully renovated and features underfloor heating, white subway tiles, a white herringbone tiled floor, and a light wood vanity unit.

At the back of the ground floor is the highlight of this home. A rear extension spans the width of the property and natural light floods in from its three Velux windows and bi-folding doors. The outlook towards the garden is stunning, and the doors fold all the way back to provide a wonderful indoor-outdoor space. Occupying one side of the room is a well-presented wooden kitchen with a double Rangemaster oven and cupboards. In the centre of the room is space for a large dining table, and there's plenty more space for a seating area, a music zone, or a desk for working from home. Light oak flooring with underfloor heating finishes the room off perfectly. Just off the kitchen is a luxurious pantry/utility room with a butler sink and plenty of storage space.

Stairs lead up to the first floor, which is home to three bedrooms. Each has beautiful white shutters on the windows and a serene outlook over the front or rear gardens.

Outside, there's plenty of space to roam. The 75 ft long rear garden has mature raised beds, a pond, and access to Nutley Avenue - which leads to Longridge Avenue shops. There are two sheds, one at the front and one at the back, and the one in the rear garden can double as a home office.

This property is Freehold, and the council tax band is C.

The Area

Bannings Vale is in a sought-after residential area of East Saltdean, steps away from footpath access to Telscombe Tye, part of the South Downs National Park. Within a 10-minute walk is Longridge Avenue which has a chemist, Co-op, a selection of cafes, a restaurant, and a pub. Larger supermarkets and amenities are situated at Brighton Marina, just a 10-minute drive away. Saltdean's pebbled beaches, Oval Park, and iconic art deco Lido, which is in the final stages of its multi-million-pound renovation, are also within walking distance.

Transport Links

This property is located east of the centre of Brighton & Hove, which is a fourteen-minute drive away along the A259 coast road. It is well connected with a regular bus service which will get you into the city centre in under thirty minutes. The A27, with its links to Lewes in the east and onwards to the A23 and Crawley and London to the North, is an eighteen-minute drive away. Gatwick Airport is a forty-five-minute drive away and Heathrow Airport is an hour and a half drive away.

Schools

Within a fifteen-minute walk are three nursery schools and Saltdean Primary School can be reached on foot in twenty minutes, or is a four-minute drive away. The nearest secondary schools are Longhill High School and Peacehaven Community School. Local independent schools include Brighton College and Roedean.

What We Think

"This home has been well looked after over the years, and you can tell how much it has been loved. There's a wonderful community surrounding the property, with friendly and caring neighbours on all sides, and it is waiting for a new family to come and enjoy it."

Abi Radford, CMO and Co-Founder at Number Twenty Four







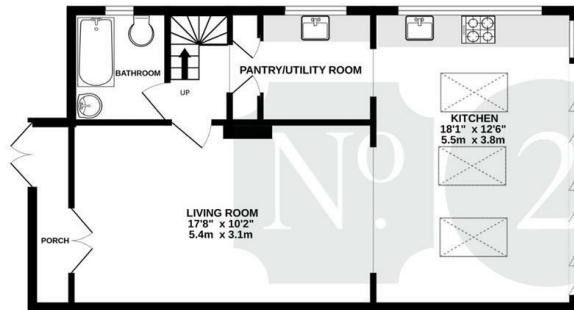




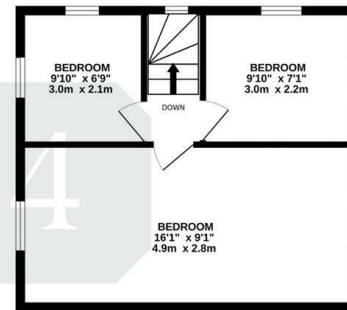




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 983 sq.ft (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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