



Ifield Close, Saltdean

Guide price £425,000 - £475,000



Property highlights

- Well-presented bungalow in East Saltdean
- Two double bedrooms
- Good-sized shower room and separate WC
- Spacious living room
- Modern kitchen with ample cupboard space
- Bright conservatory
- Large patio garden backing onto Telscombe Tye
- Balcony overlooking the neighbourhood
- Private driveway
- Garage



Guide price £425,000 - £450,000. This well-presented bungalow in Saltdean has two double bedrooms, a spacious living room, and sought-after external spaces such as a balcony and patio garden. Situated on a quiet close, and backing onto Telscombe Tye, it is a tranquil place to call home.

The Property

Located on a close in East Saltdean and backing onto the lush greenery of Telscombe Tye is this well-presented two-bedroom bungalow. The accommodation is raised, sitting on top of its garage, and is reached via steps to the side of the house.

Sliding doors enter into a porch where the front door leads to a spacious wooden floored hallway. At the front of the house is the principal bedroom, with built-in wardrobes, and a large double-glazed window overlooking the surrounding properties on the street. Also at the front of the house is the spacious living room which boasts a balcony - large enough for a couple of chairs.

A door leads through from the living room into the kitchen which has modern white units and grey wall tiles. A door leads through into the bright conservatory, which provides an additional reception room and could be used for a dining room, or a sun room.

The patio garden at the rear of this property offers space to dine al-fresco, or for children to play. It backs onto Telscombe Tye and provides a fantastic outlook.

The second bedroom has built-in cupboards and shelves and provides ample storage space. Its window looks through into the conservatory and towards the garden beyond. There's a well-presented shower room with blue patterned floor tiles and a separate WC.

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

The Area

Saltdean is a coastal village located just five miles east of central Brighton. Well-known for its iconic art deco Lido, which is in the final stages of its multi-million-pound renovation, Saltdean is a much-loved location for families and professionals alike. The Oval Park is a hub of the suburb and boasts a children's play park, skatepark, tennis courts, and outdoor bowls green. Through the park, there's a tunnel with direct access to pebbled beaches that are lifeguarded in the summer. The clifftop walk boasts incredible views out to sea and along to Brighton and the South Downs National Park can be reached through the North of Saltdean.

This property backs onto Telscombe Tye, which offers a myriad of trails for walking or running. Local shops and restaurants serve the residents of Saltdean well whilst larger supermarkets and amenities are situated at Brighton Marina, just 10 minutes away.

Schools

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

Transport Links

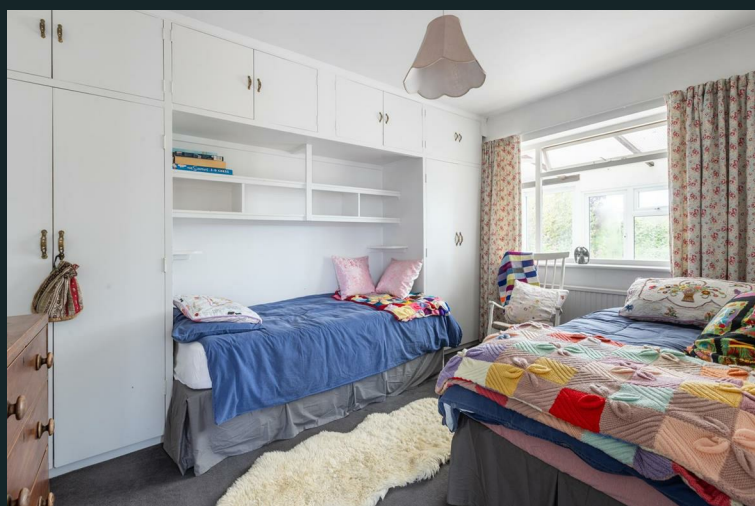
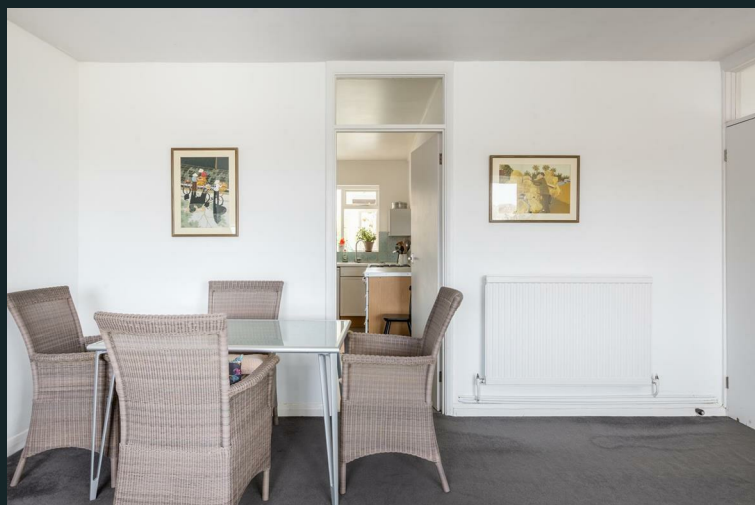
This property is located east of the centre of Brighton & Hove, which is a twenty-minute drive away along the A259 coast road. There's a regular bus service that runs along the seafront, which can be reached in twenty minutes on foot. The A27, with its links to Lewes in the east and onwards to the A23 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.



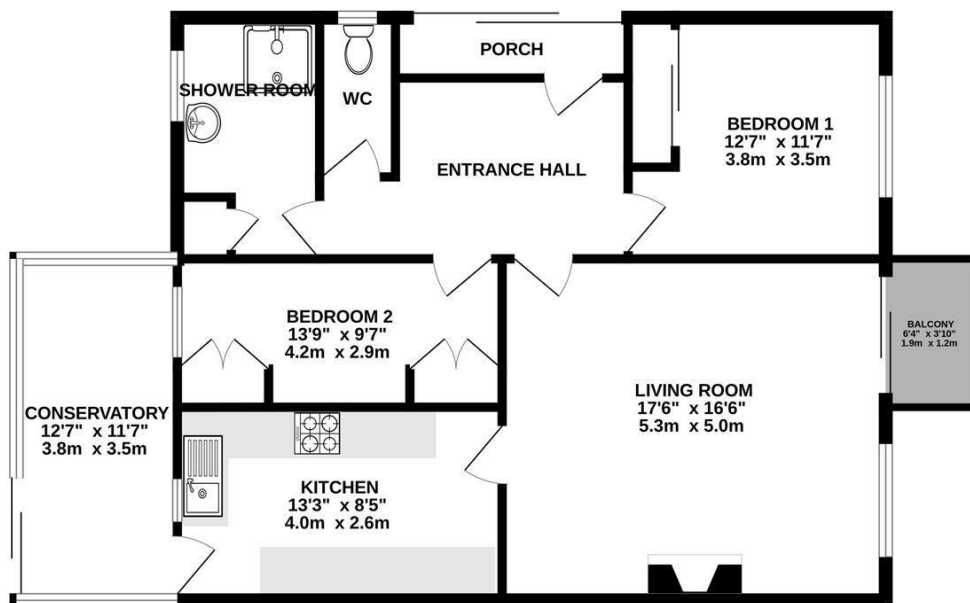








GROUND FLOOR



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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