



Lenham Avenue, Saltdean

Guide price £900,000 - £950,000



Property highlights

- Desirable location in West Saltdean
- Far reaching sea views from all floors
- Within walking distance of local shops, schools, and the beach
- Spacious five bedroom detached family home
- High quality finish throughout
- Open-plan kitchen / living room
- Additional snug with log-burning stove
- Balcony and terrace
- Multi-tiered established garden with veg patch
- Off street parking



Guide £900,000–£950,000. Stylishly refurbished 5-bed home on a sought-after road in Saltdean with panoramic sea views, landscaped garden, and flexible living across three spacious floors.

The property

Located on a quiet residential street in West Saltdean, this beautifully refurbished home enjoys breathtaking, far-reaching views over the Downs, The Oval park and out to sea. A block-paved driveway provides ample parking for multiple cars and leads to a bespoke porch, complete with a charming archway and a striking red front door.

Inside, the property has been finished to an exceptional standard, featuring solid oak flooring, high-quality solid wood doors, and a bright, airy atmosphere throughout. The layout is both spacious and versatile, with panoramic views from every floor.

On the ground floor, a welcoming entrance hall leads to three generously sized bedrooms and a sitting room. Positioned at the front of the house, the sitting room features double doors opening onto a private courtyard that enjoys the evening sun. This space could easily be reconfigured as an additional bedroom if desired. A sleek shower room, finished with grey hexagonal tiles, a double rainfall shower, and a twin-sink vanity unit, sits next to the sitting room, while across the hall, a second beautifully styled shower room includes a curved bay window with stained-glass detailing.

At the rear of the house, the principal bedroom enjoys sweeping views across Saltdean, the Downs, and out to sea, and a neighbouring room, currently used as a home office, offers access to a balcony where the views can be enjoyed with a coffee or glass of wine. Spacious stairwells connect this level with both the upper and lower floors.

On the top floor are two further bright and spacious double bedrooms, each offering spectacular views across Saltdean, the Downs, and the coastline. A modern bathroom serves this floor, and generous eaves and loft storage provide valuable space for a growing family.

The entire lower ground floor is dedicated to a striking open-plan kitchen, dining, and living area, ideal for both everyday living and entertaining. Painted in a cheerful sunny yellow, the space flows effortlessly out to the garden, with large sliding doors and grey tiled flooring that continues seamlessly onto the terrace.

The bespoke kitchen features a central island housing the sink, extensive storage, and a full range of high-specification appliances. A separate utility room is tucked just off the kitchen, keeping household essentials neatly out of sight. Around the corner, a cosy snug fitted with a wood-burning stove offers a peaceful retreat, perfect for reading or relaxing.

Outside, sliding doors lead to an expansive patio ideal for al fresco dining, with steps descending to a landscaped lawn bordered by mature planting. At the far end of the garden, through a rose-covered pergola, you'll find a charming 'allotment-style' area with a greenhouse and a spacious wooden shed. Tucked away to the other side, is a charming fish pond.

This thoughtfully designed home blends quality craftsmanship with exceptional views and flexible living, creating a truly special place to call home.

Additional property information

Property type: Detached house

Tenure: Freehold

Council tax band: F

A note from the owners

As we were moving back to the UK from Canada, we wanted a property that we could move straight into. The house fitted the bill completely, fully modernised, and with more than adequate space for family living and for working from home. The property also had an unusually large amount of usable outdoor space which we were able to extensively landscape.

The area

Cherished by families and professionals, Saltdean is a lovely place to live. Located just five miles east of central Brighton it is well-known for its renowned art deco Lido, which has just undergone a multi-million-pound refurbishment. The heart of the suburb is the Oval Park, which features a children's play area, skatepark, tennis courts, and outdoor bowls green. A tunnel at the end of the park provides convenient access to pebbled beaches, supervised by lifeguards during the summer months. Meanwhile, a clifftop trail offers breathtaking vistas of the sea and extends towards Brighton. The picturesque village of Rottingdean is just a fifteen-minute walk away. The South Downs National Park is accessible to the north of Saltdean. Local amenities, including shops and restaurants, cater impeccably to residents, complemented by larger supermarkets and facilities conveniently located at Brighton Marina, a mere 10-minute drive away.

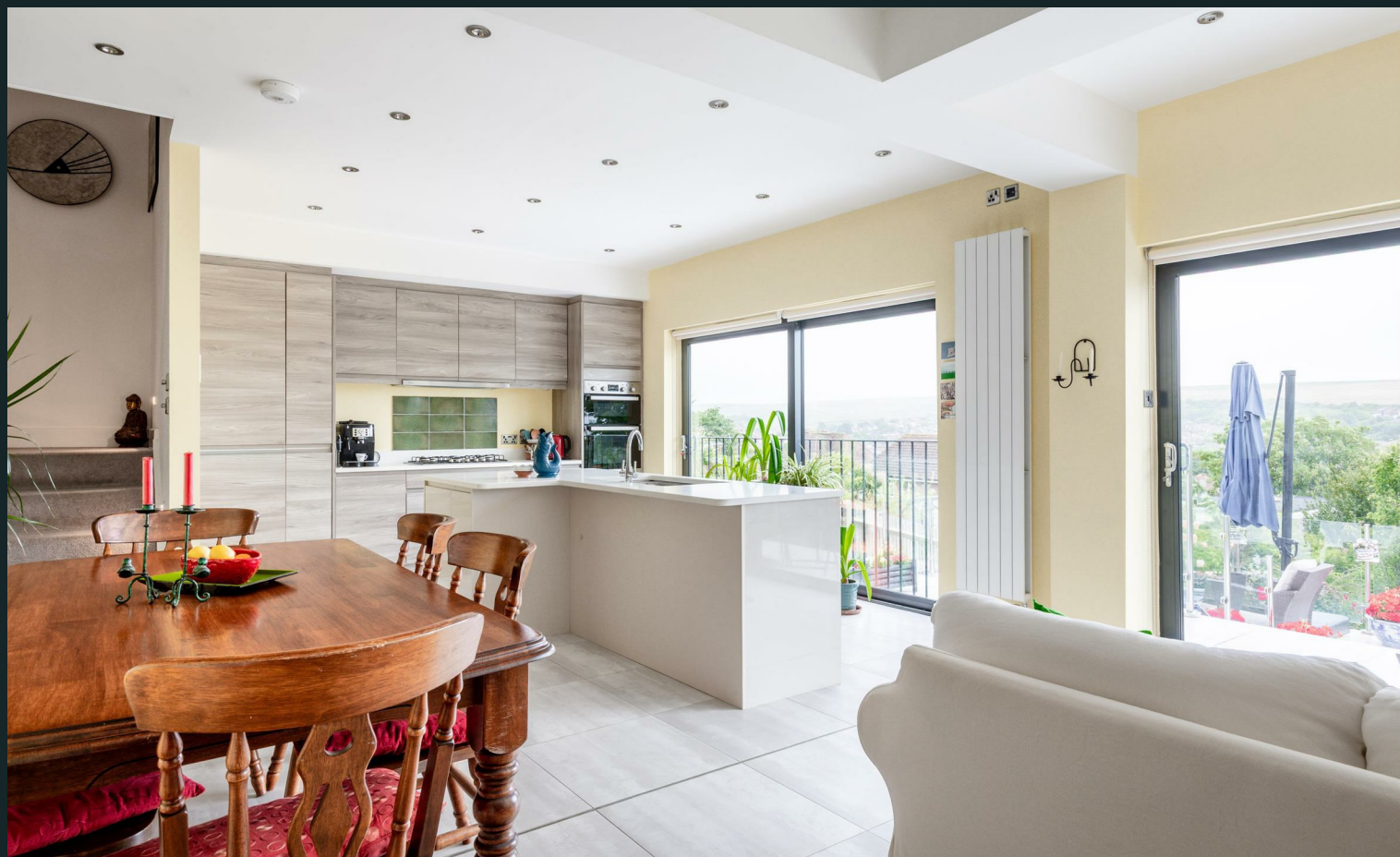
Schools

Within a four-minute walk are three nursery schools and Saltdean Primary School can be reached on foot in just eight minutes. The nearest secondary schools are Longhill High School and Peacehaven Community School. Local independent schools include Brighton College and Roedean.

Transport links

Situated to the east of Brighton & Hove's city centre, this property is conveniently accessible via an eighteen-minute drive along the scenic A259 coast road. Additionally, it benefits from excellent transport connections, including a reliable bus service that whisks you to the city centre in a mere twenty minutes. The A27, reachable within an eighteen-minute drive, offers convenient access to destinations such as Lewes in the east, and further links to the A23, Crawley, and London to the north. Gatwick Airport can be reached in just forty-five minutes by car, while Heathrow Airport is a slightly longer journey of approximately an hour and a half.





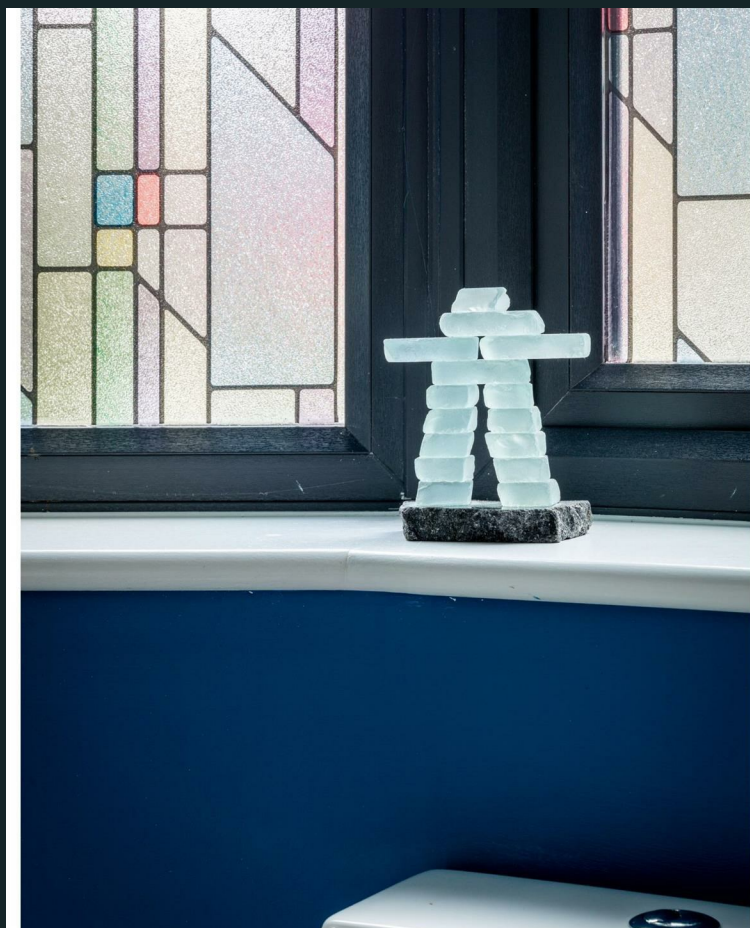






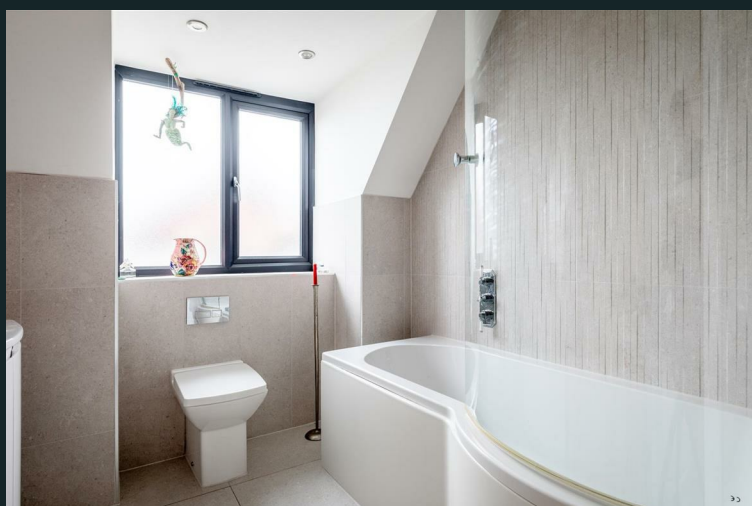
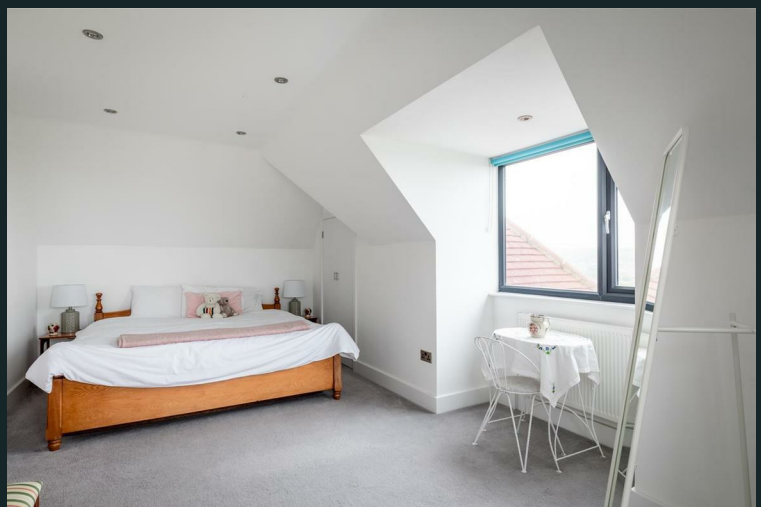


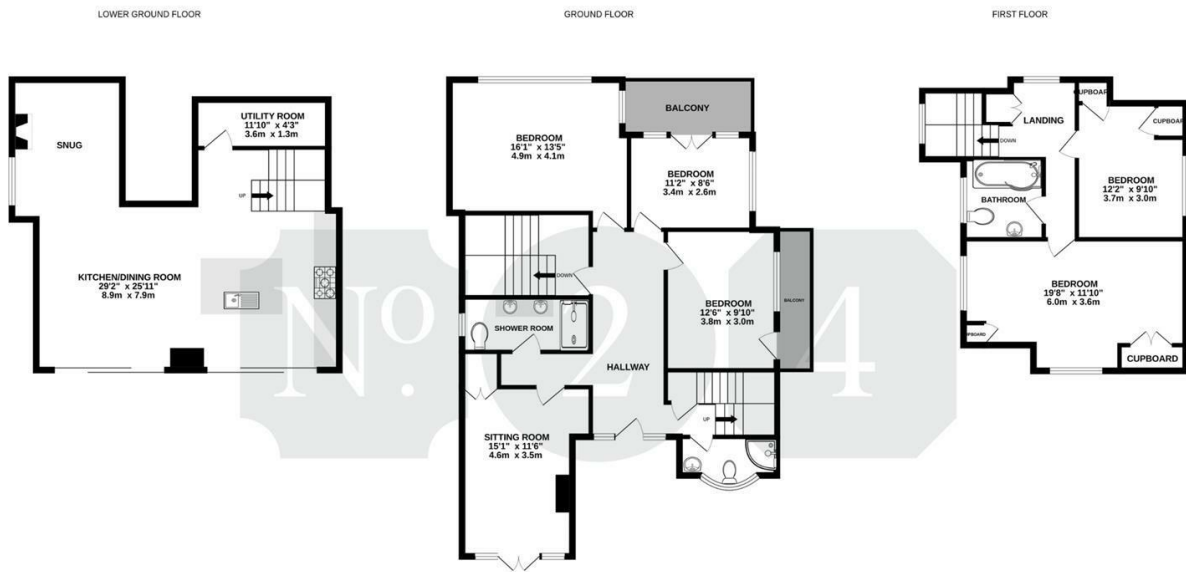












TOTAL FLOOR AREA : 2250sq.ft. (209.0 sq.m.) approx.

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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