



Lenham Avenue, Saltdean

Asking price £800,000



Property highlights

- Desirable location in Saltdean
- Within walking distance of shops, schools, and the beach
- Stunning sea views and balcony
- Open-plan living space with high-specification kitchen
- Five bedrooms located on the lower ground floor
- Principal bedroom with dressing room and en-suite bathroom
- Additional shower room and separate WC
- Multi-level garden with patio, lawn and shed
- Driveway with off-street parking
- Chain free



Bright and modern Saltdean home with stunning sea and countryside views, open-plan living spaces, a sunny garden and balcony, perfect for relaxed family life by the coast.

The property

Set above Saltdean with glorious views across The Oval park to rolling countryside and the sea, this five bedroom, two bathroom detached home offers stylish family living just 15 to 20 minutes from Brighton. The wraparound garden, balcony, and open-plan living space make it a standout property in a superb coastal location.

The current owners have thoughtfully improved the house to create a modern layout with sociable living spaces upstairs and quiet bedrooms on the lower floor. The open-plan kitchen, living, and dining room maximises the vista with a full wall of windows and sliding doors opening onto a sun deck. Bathed in natural light throughout the day, it is designed for easy entertaining. The stylish dual-tone kitchen is well planned with high-spec integrated appliances, generous storage, and a luxurious finish. A guest WC completes this level.

Downstairs feels calm and private. Five rooms offer versatile spaces for bedrooms, offices, or additional living areas. The principal suite is tucked away to one side and features a dressing room and a generously sized bathroom. A further double bedroom provides access to a practical utility room leading straight to the garden, and a stylish family shower room adds convenience.

Outside, the rear garden is tiered with a patio at the top leading down to a sheltered lawn bordered by mature greenery. It provides plenty of space to relax, play, or entertain, with a shed for storage. The garden is accessible from the side of the house, the utility room, or one of the bedrooms. In addition, there is a landscaped front garden. Energy-efficient doors and windows help keep the house warm in winter and cool in summer.

Additional property information

Property type: Detached house

Tenure: Freehold

Council tax band: E

Parking: Off-street parking for 1 car

Renovations: New roof and windows fitted in October 2024

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 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.

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 thirty 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.

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.

Property disclaimer

All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase. Please note, some of the furnished photographs have been created using CGI and do not exist in the property. These images are for illustrative purposes only, providing examples of how the home can be furnished.











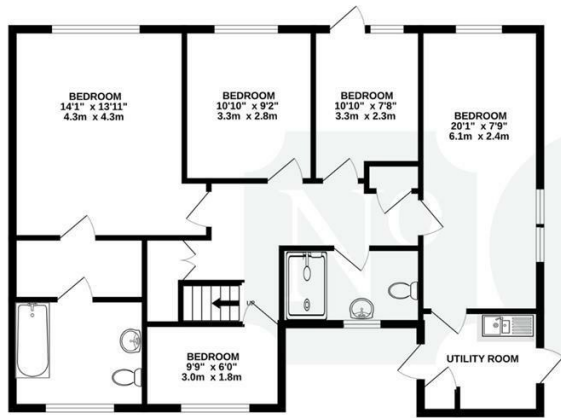




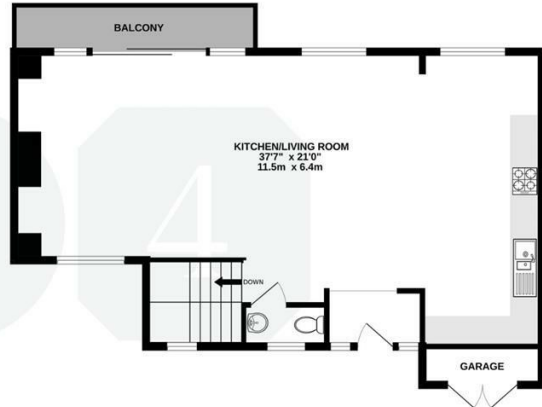




LOWER GROUND FLOOR



GROUND FLOOR



TOTAL FLOOR AREA : 1663sq.ft. (154.5 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.
Made with Metropix ©2025

01273 670253
hello@numbertwentyfour.co.uk
numbertwentyfour.co.uk

Number Twenty Four Limited is registered in England under Company No. 15285547. VAT No. 456581269. Our registered address is 9 St Georges Place, Brighton, BN1 4GB.

