



## Coombe Vale, Saltdean Brighton BN2 8HL

*Nestled in the sought-after location of Coombe Vale, Saltdean, this well-presented 3-bedroom bungalow offers spacious and versatile living ideal for families or those seeking single-storey living with plenty of room to grow.*



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## **Coombe Vale, Saltdean Brighton**

This delightful home features three generously sized double bedrooms, including a master suite complete with a private ensuite shower room for added comfort and convenience. A further practical family bathroom serves the remaining bedrooms. At the heart of the home lies a large, open-plan living area, perfect for both relaxing and entertaining. Flooded with natural light, this flexible space easily accommodates both lounge and dining zones, creating a warm and inviting atmosphere.





The kitchen is smartly laid out, offering plenty of storage and worktop space-ideal for everyday family life or weekend hosting. Outside, the property boasts a fantastic, well-maintained garden-perfect for children to play, entertaining guests, or simply enjoying the peaceful surroundings. A good-sized garage provides secure storage or potential for a workshop, and the large private driveway offers ample off-road parking. With its spacious layout, prime location, and desirable features throughout, this charming bungalow is not to be missed.

**Total floor area 81.4 m<sup>2</sup> (876 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Coombe Vale, Saltdean Brighton

- 3 DOUBLE BEDROOMS
- EN-SUITE
- GREAT SIED GARDEN
- GARAGE
- BUS ROUTE
- QUIET AREA
- NEARBY SHOPS
- DRIVEWAY

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTD105017 - 0004

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