

Offers Over £725,000
Freehold

cubitt&west



**Marine Drive, Saltdean, Brighton,
Brighton, East Sussex, BN2 8DA**



- Stunning seafront property with amazing views
- Swimming pool
- Sought after location in Saltdean
- Detached 4 bedroom family home
- Off road parking for many cars
- Immaculately presented

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A beautiful property inside and out in a stunning location where you can enjoy overlooking the sea from the front of this lovely home. Park a fleet of cars at the front if you wish with so much space to choose from included the added bonus of an extra lawn area where you can enjoy those sea views even more. Step into a light bright entrance and through to the large living room with wooden floors and plenty of features to be blown away with. The fully fitted kitchen is next to the living room however the current owners have toyed with the idea of opening this space out to be open plan. The choice is yours. With so much space on the ground floor and the option of extra reception rooms or bedrooms this home is so versatile and is ready to offer all you need. With a very

large master on the ground floor and family bathroom too, more bedrooms upstairs with yet another bathroom as well you have many living options.

If you don't fancy jumping into the sea you also have the advantage of a swimming pool in the rear garden with lovely patio area fantastic for entertaining family or friends.

A truly smashing home decorated to a very high standard.

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge

17'4 x 15'4 (5.29m x 4.68m)

Kitchen Area

11'8 x 11'0 (3.56m x 3.36m)

Bedroom 2

13'4 x 11'10 (4.07m x 3.61m)

Bedroom 1

16'10 x 12'10 (5.13m x 3.91m)

Bathroom

FIRST FLOOR

Landing

Bedroom 3

12'10 x 7'2 narrowing to (3.91m x 2.19m) narrowing to 5'0 x 3'7 (1.53m x 1.09m)

Bedroom 4

9'1 x 7'0 (2.77m x 2.14m)

Shower Room

OUTSIDE

Garage & Off Road Parking

Front & Rear Gardens





Nearest Schools

Primary Schools: Saltdean Primary 0.9 miles, Our Lady of Lourdes RC School 1.3 miles, Telscombe Cliffs Community Primary 1.4 miles

Secondary Schools: Peacehaven Community School 2.1 miles, Ovingdean Hall School 2.4 miles, Roedean School 2.5 miles



Transport Information

Train Stations: Southease 3.7 miles, Newhaven Town 3.9 miles, Newhaven Harbour 4.0 miles



Directions

For directions to this property please contact us.



Address

Marine Drive, Saltdean, Brighton, Brighton, East Sussex, BN2 8DA

Buying a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.ukradon.org
- www.fensa.org.uk
- www.nesltd.co.uk



SALTDEAN

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.
 *Through our partnership with Homewise we can offer a simple 'Home For Life Plan' which will grant you a lifetime lease for your protection. This could enable you to reduce the price of your next property by up to 40%. You could increase your budget, raise money and/or clear debts.

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