

76 Saltdean Vale, Saltdean, Brighton, East Sussex, BN2 8HA

Asking Price £475,000

Council Tax Band:



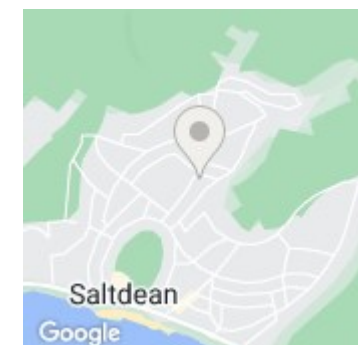
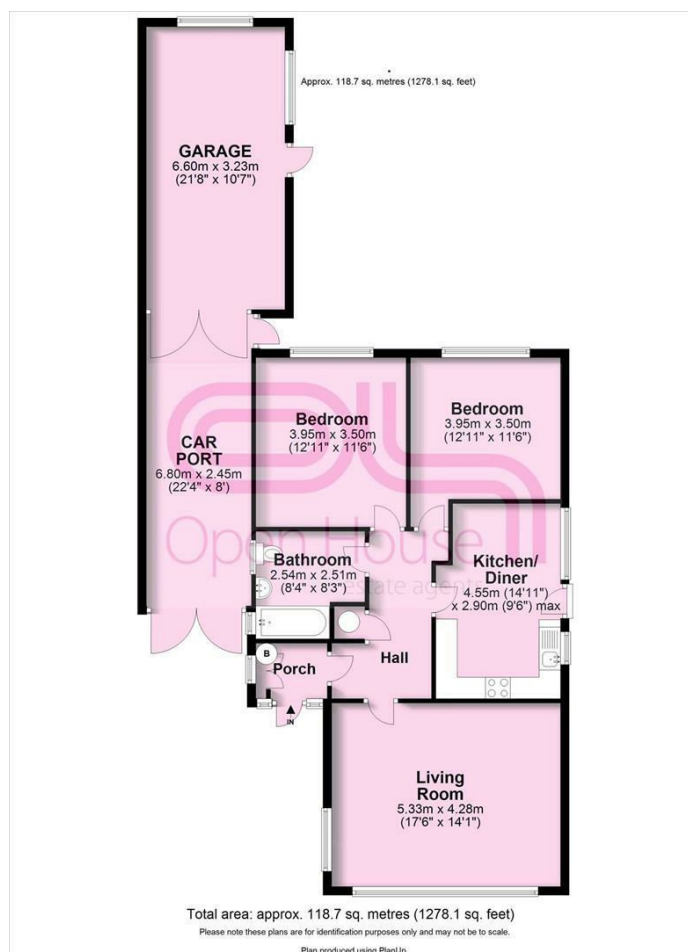
This is a wonderful opportunity to acquire this detached, larger than average, two bedroom bungalow which is situated in this favoured location and has great potential for anyone looking for a property to extend to create a larger family residence.

Located in Saltdean Vale, this property is positioned perfectly for local transport into Brighton, Eastbourne, local shops and is a level walk to the beach too. This great home offers the benefit of extensive garage space that has potential to convert to a home office or annex, plus an additional car port to allow for another car to be put undercover, further cars can be parked on the driveway. You are granted access to this home via an entrance porch, which then leads into the spacious hallway. The hallway has a loft hatch which gives access to the large loft space which is perfect for conversion into additional rooms (subject to all necessary consents). The bright living room has a large window which over looks the front of the property. The kitchen/breakfast room is also spacious and easily allows for a dining table. The bathroom is fitted with a matching suite. The two double bedrooms are located at the rear and overlook the garden.

Outside space is equally generous and offers a rear garden which is gently tiered into three areas of lawn, a large lawn front garden and a garage and car port too.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	