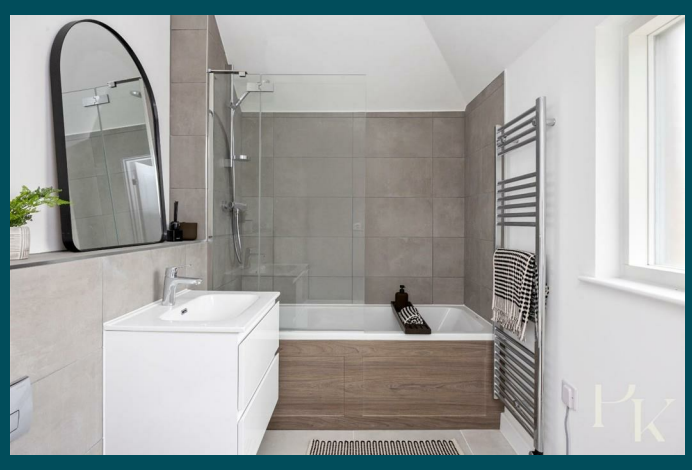
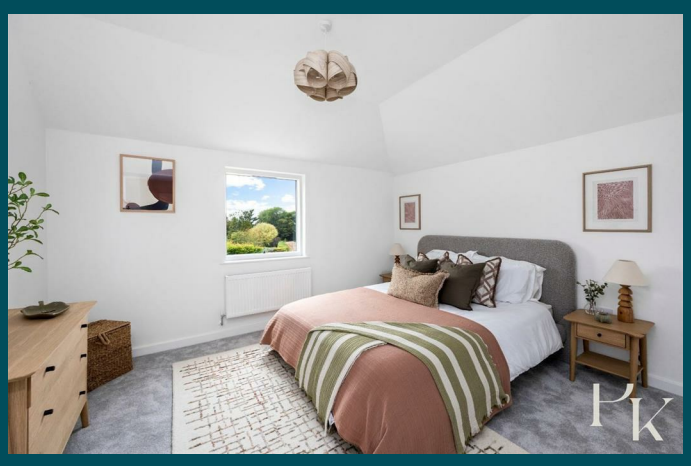














111 Dyke Road, Brighton, BN1 3JE
Tel: 01273 964484 **Email:**brighton@pearsonkeehan.com pearsonkeehan.com

1 Hornbeam Grove Brighton, BN2 8HZ

Guide price £550,000

A beautifully presented four-bedroom detached new build home, offering approximately 1,421 sq ft of spacious and thoughtfully designed accommodation, set within the superb Coombe Farm development in Saltdean.

The ground floor provides an excellent balance of open-plan and separate living space. At the heart of the home is a generous kitchen/living room, featuring a contemporary fitted kitchen with central island, integrated appliances and ample worktop and storage space. Wide bi-folding doors open directly onto the garden, creating a bright and sociable space ideal for everyday living and entertaining. A separate dining room provides additional flexibility and could equally work well as a second reception room or home office, while a convenient ground-floor WC completes the accommodation on this level.

Upstairs are four well-proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. The remaining three bedrooms are served by a stylish family bathroom.

Outside, the property benefits from a Southwest-facing lawned garden, providing an excellent space for relaxing, entertaining and family life, together with two allocated parking spaces.

The house extends to approximately 1,421 sq ft / 132 sq m, offering generous proportions and a versatile layout for modern family living. As a new build, the property also comes with the reassurance of a 10-year warranty.

Coombe Farm enjoys a wonderfully connected setting, just moments from the heart of Saltdean. The much-loved local high street offers a selection of independent cafés and everyday amenities, while the iconic Saltdean Lido is also nearby. Families are particularly well catered for, with the well-regarded Saltdean Primary School close at hand, together with further schooling available in neighbouring Rottingdean. The picturesque seaside village of Rottingdean and the vibrant city of Brighton are both within easy reach.

For those who enjoy the outdoors, the South Downs are quite literally on the doorstep, providing a beautiful backdrop and an abundance of opportunities for walking, running, cycling and family adventures. Closer to home, the landscaped common at the heart of the development has been thoughtfully designed as a natural meeting place, incorporating a wildflower meadow, natural play area and spaces to sit, relax and enjoy the surroundings.

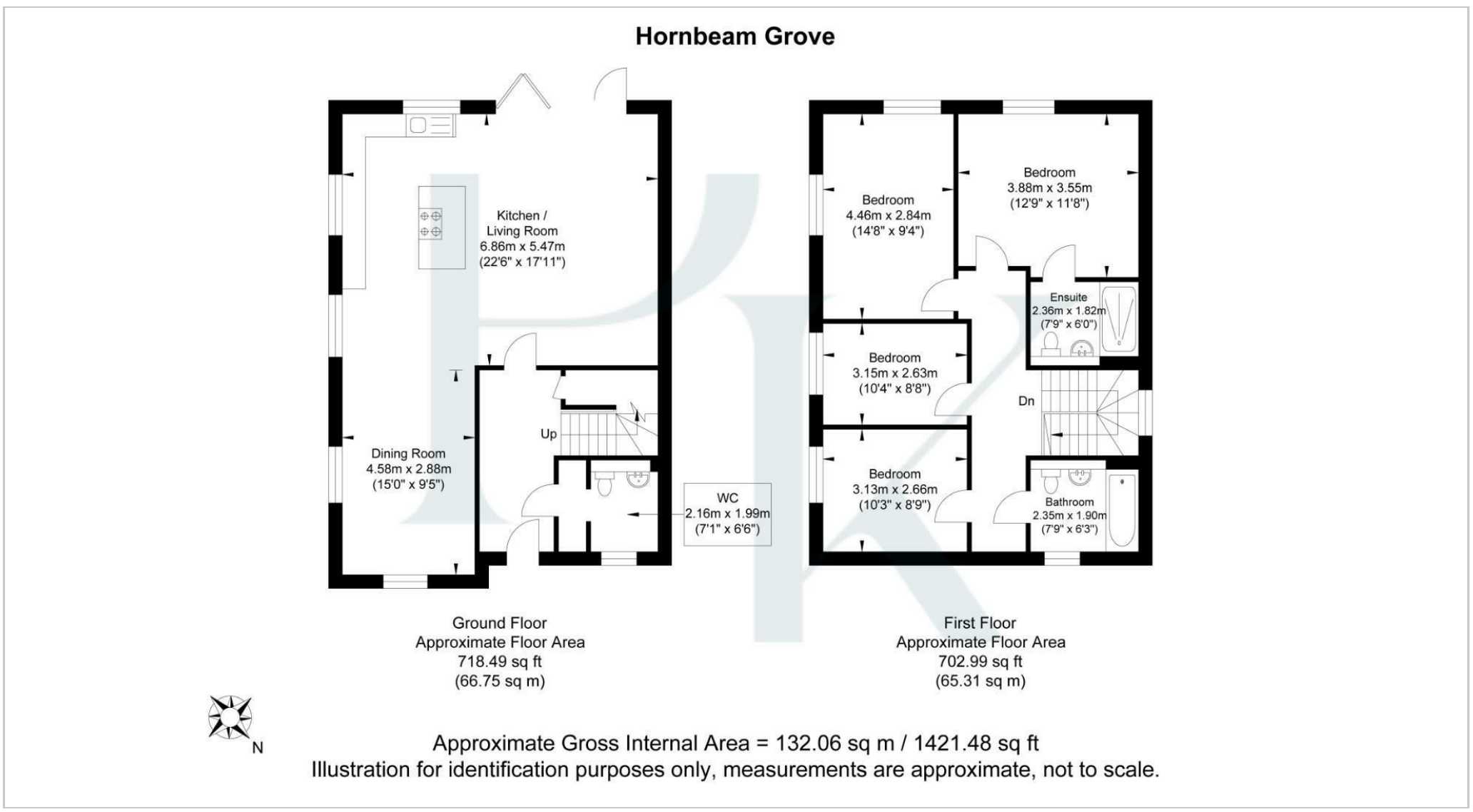
With excellent schools nearby, convenient transport links into Brighton and a strong sense of community, Coombe Farm offers the rare combination of countryside, coast and connectivity – allowing you to enjoy the tranquillity of your surroundings without feeling removed from everything you need.

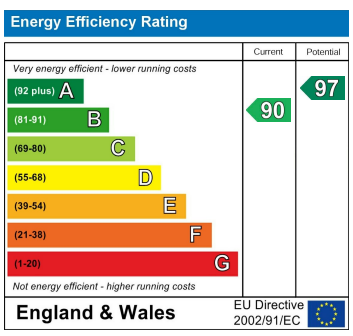
*Buyer stamp duty and other incentives are available subject to negotiation.

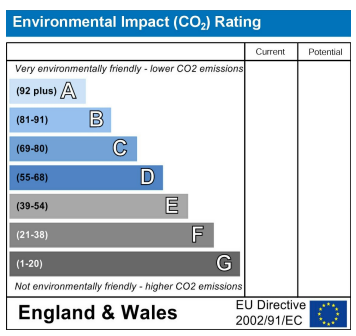




*CGI garden images are for illustrative purposes only.
Landscaping packages are available subject to negotiation.







Pearson Keehan