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17 Birch Lane

Brighton, BN2 8HY

Prices from £575,000

A beautifully finished four-bedroom link-detached new build home offering generous, contemporary accommodation, a garage and a West-facing lawned garden, forming part of the superb Coombe Farm development in Saltdean.

The ground floor has been designed around an impressive open-plan kitchen, dining and living space, creating a bright and sociable heart to the home. The modern fitted kitchen features a striking dark finish with integrated appliances and generous worktop space, while the dining and living areas flow naturally towards the rear of the property. Wide bi-folding doors open directly onto the garden, providing an excellent connection between the indoor and outdoor spaces. Also on the ground floor is a convenient WC, together with internal access to the garage.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Outside, the property has a West-facing lawned garden, while to the front there is a driveway and garage providing off-road parking.

The house extends to approximately 1,778 sq ft / 165.21 sq m including the garage, offering an excellent amount of space for a modern family home. 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.

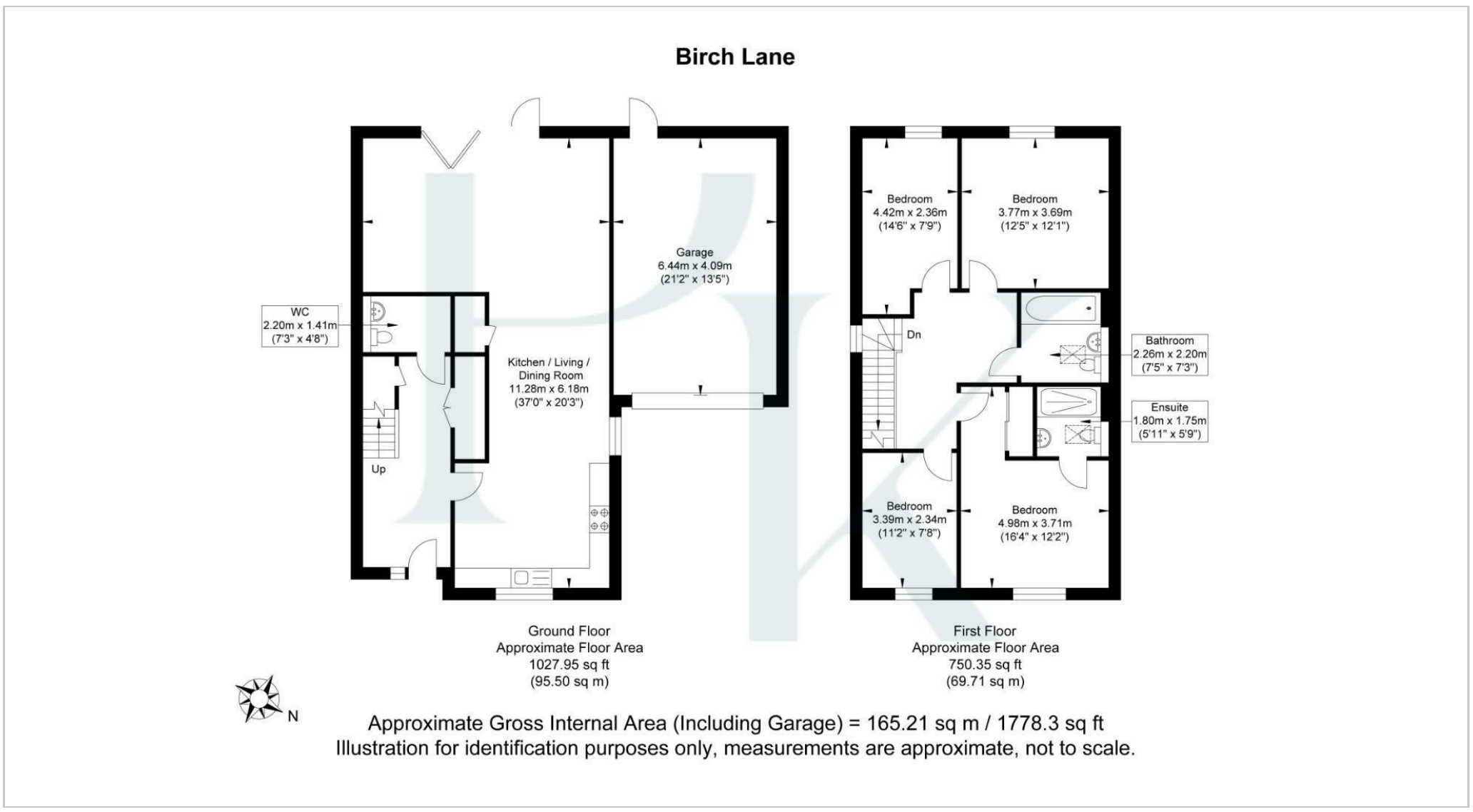
For those who enjoy the outdoors, the South Downs are quite literally on the doorstep, providing a beautiful backdrop and an abundance of opportunities for walking, running, cycling and family adventures. Closer to home, the landscaped common at the heart of the development has been thoughtfully designed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

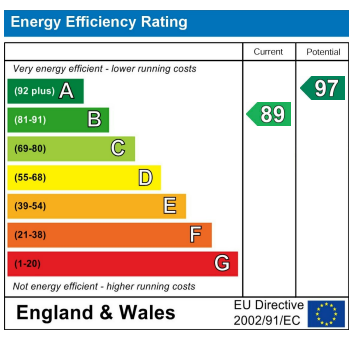
With excellent schools nearby, convenient transport links into Brighton and a strong sense of community, Coombe Farm offers the rare combination of countryside, coast and connectivity – allowing you to enjoy the tranquillity of your surroundings without feeling removed from everything you need.

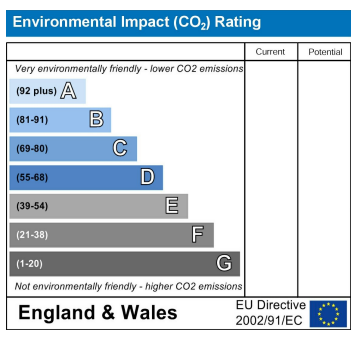
*Buyer stamp duty and other incentives are available subject to negotiation.











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