



Linchmere Avenue, Saltdean, BN2 8LE

Offers in Region of **£450,000**

CarruthersandLuck
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4 Linchmere Avenue

Saltdean, Brighton

Spacious 2 bed semi in Saltdean near park and Lido. Planning for new 2 bed house and extension. No chain. Freehold. Flexible layout, large rooms, garage, close to shops, beach, and transport.

Located in a highly sought after Saltdean setting just a few yards from the picturesque Saltdean Park and the iconic Saltdean Lido, this substantial two bedroom semi-detached house presents an exceptional opportunity for both homeowners and developers. Boasting planning permission for a new two bedroom house on the East side and an extension to the original dwelling, the property offers immense scope for future growth as well as immediate comfort. (Plans attached)



The existing house is generously proportioned, with the potential to be reconfigured into a three bedroom layout to suit a growing family or those seeking additional space for a home office or guest room. The bright and airy reception room features ample space for both living and dining, complemented by large windows that flood the area with natural light and provide a welcoming atmosphere. The ground floor consists of a very large lounge, large conservatory, bedroom and separate WC, currently and the first floor has a Bedroom, bathroom and sun room.

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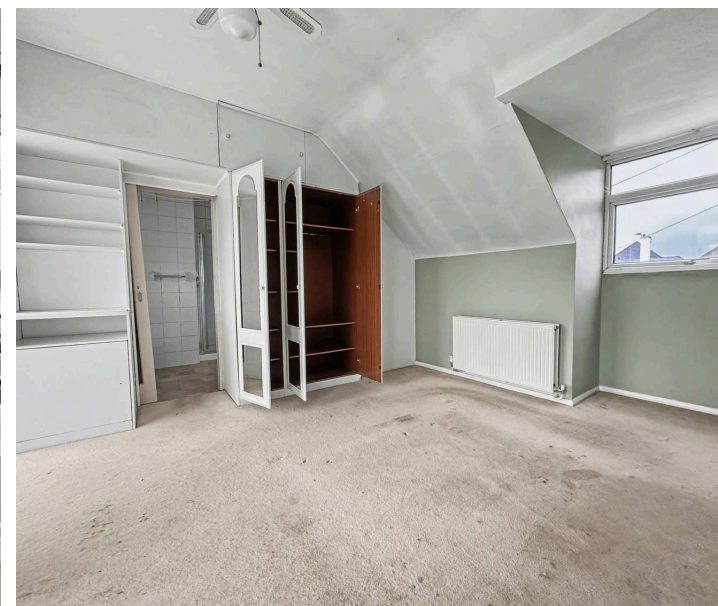
The property's layout allows for flexible use of space, with the option to repurpose rooms according to individual needs. Situated close to Longridge Avenue's array of shops, cafes, and essential amenities, residents also benefit from easy access to the seafront and direct beach access, ideal for leisure and relaxation. Excellent transport links provide swift connections to Brighton city Centre and beyond, making this an ideal base for commuters or those seeking a vibrant coastal lifestyle. Offered with no onward chain and freehold tenure, this property represents a rare chance to secure a versatile home with significant development potential in one of Saltdean's most desirable locations.

Offers to be received by close of business 22nd May, 2026.

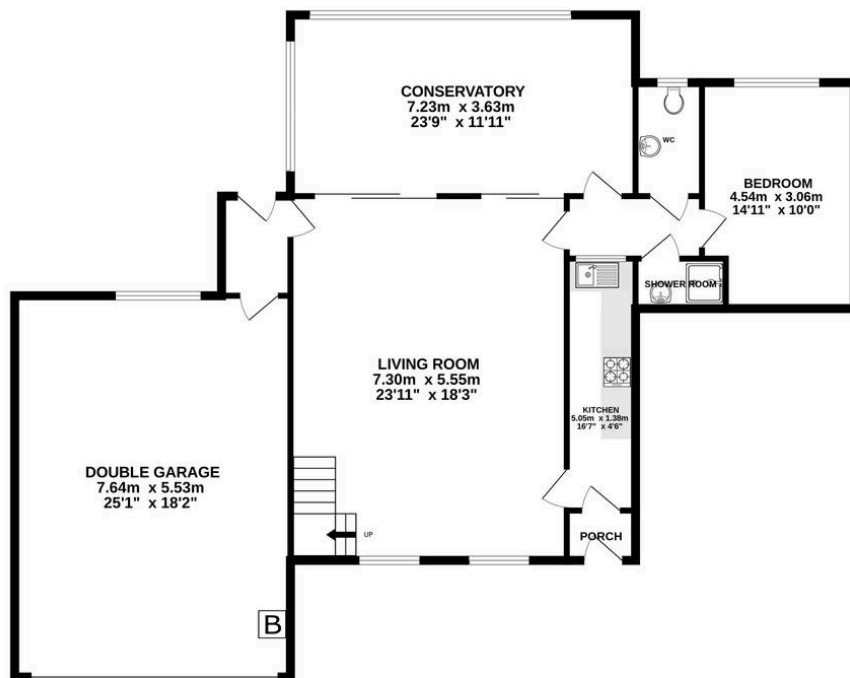
Council Tax band: C

Tenure: Freehold

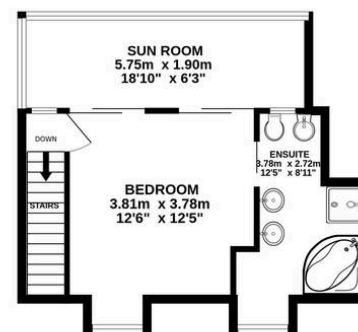
EPC Energy Efficiency Rating: D



GROUND FLOOR
140.6 sq.m. (1513 sq.ft.) approx.



1ST FLOOR
37.3 sq.m. (402 sq.ft.) approx.



4 LINCHMERE AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 177.9 sq.m. (1915 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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