



**5 Rye Close, Saltdean, BN2 8PP**  
**£415,000**

**CarruthersandLuck**  
SalesandLettings



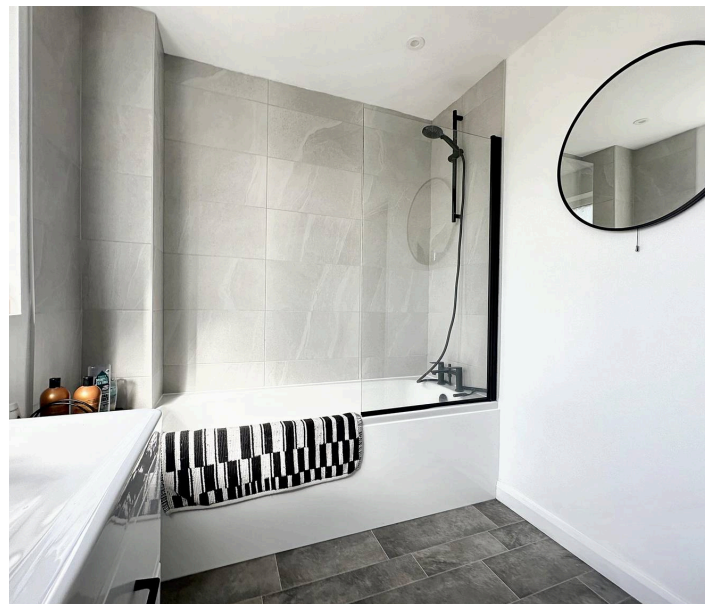
## 5 Rye Close

Saltdean, Brighton

Introducing this charming 3-bedroom semi-detached house ideally situated in a quiet location, this well-presented property offers a comfortable and convenient lifestyle. Boasting three double bedrooms, residents can enjoy ample space for family living. The main bathroom features a tastefully refitted design, accompanied by a separate WC for added convenience.

Stepping into the property, the focal point is the spacious through Lounge/Dining Room that overlooks the gardens, creating a delightful setting for relaxation or entertaining guests. The lounge has a sunny dual aspect and a fireplace with a log burner. The heart of the home, the refitted Kitchen, showcases a modern grey shaker style with attractive worktops and extra features such as curved ends and brass handles. A large window allows lots of light and views over the rear garden.

On the first floor are 3 double bedrooms and a nicely fitted bathroom. The landing has a hatch to the loft space. Beyond the interior, the house boasts a desirable west-facing rear garden. The property also includes an integral garage, perfect for storing vehicles or converting into additional living space, adding versatility to the home. A new driveway with parking for two vehicles, complete with an electric vehicle charging point, ensures residents have convenient parking options for their modern lifestyle needs.



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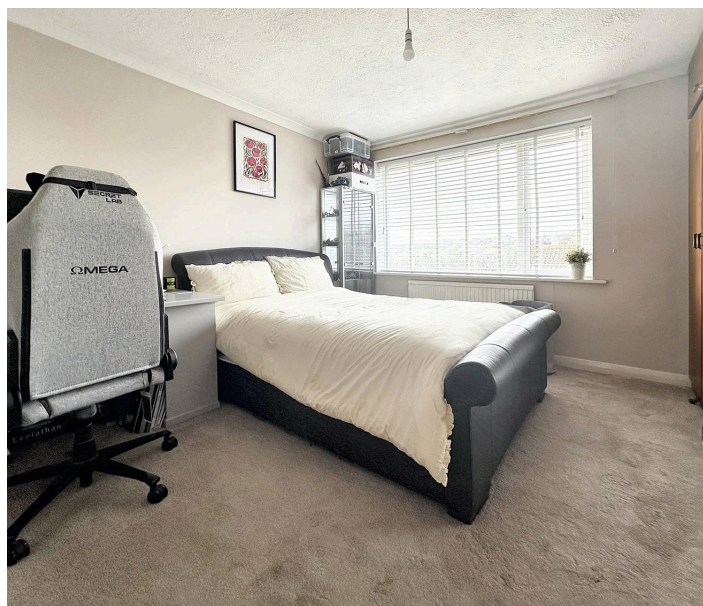
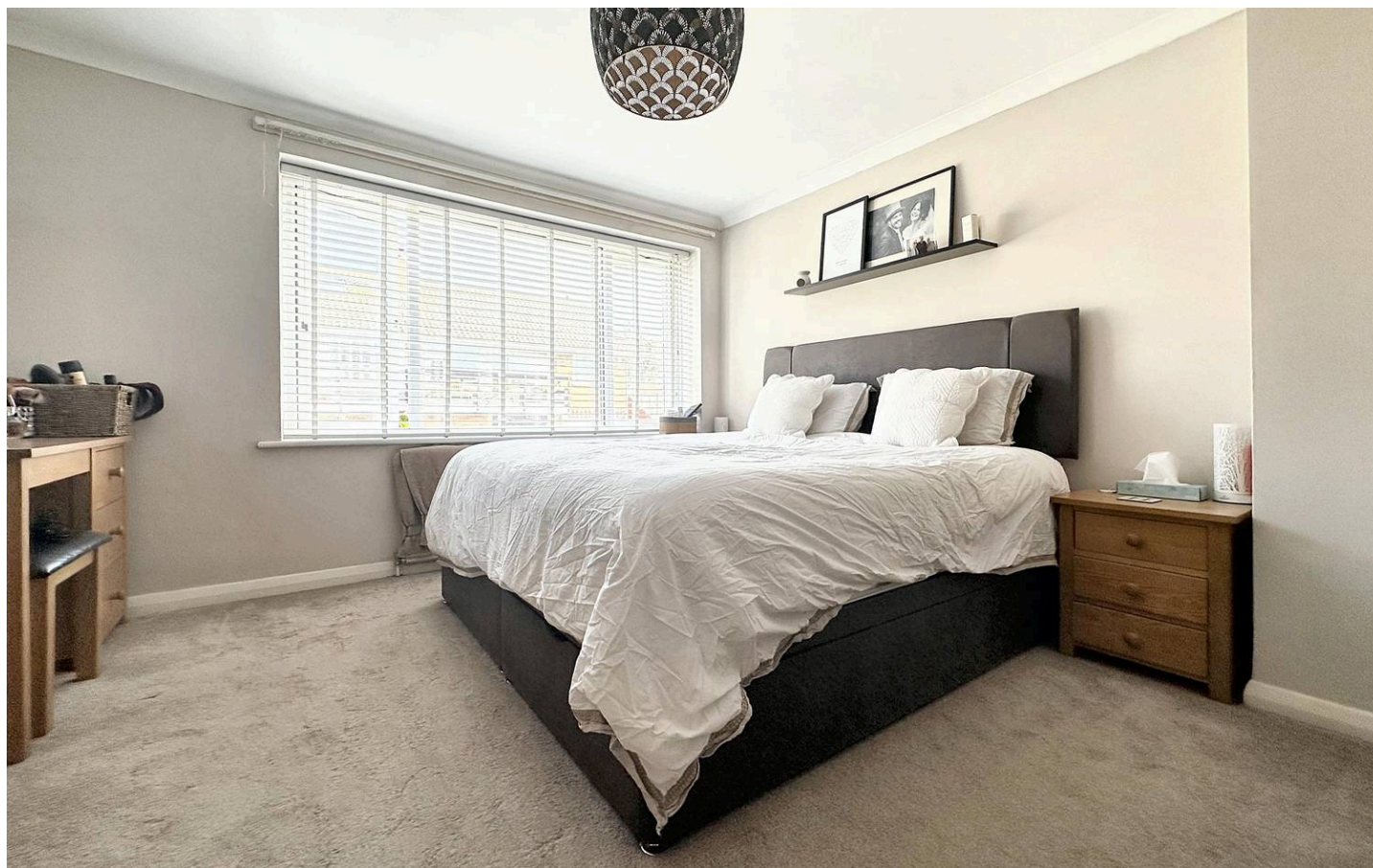
Saltdean, Brighton

Located in a peaceful neighbourhood, residents enjoy easy access to a bus stop, simplifying commuting for work or leisure activities. The property is also surrounded by beautiful countryside walks, offering opportunities to explore nature and enjoy outdoor pursuits. Situated in good condition throughout, this home presents a turnkey opportunity for potential buyers seeking a comfortable and well-maintained living space.

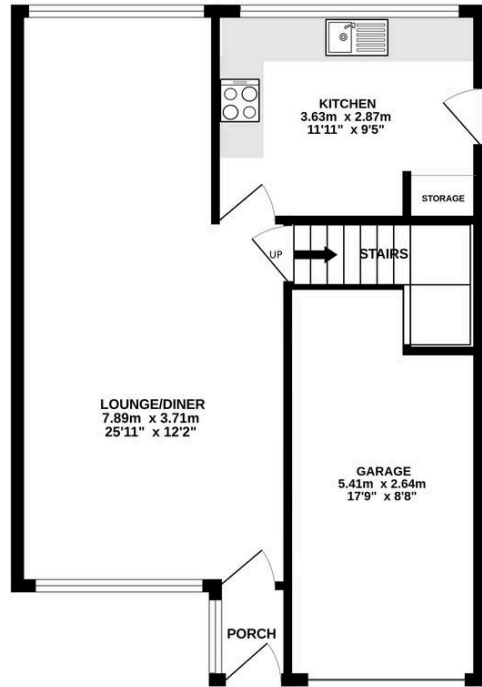
Council Tax band: D

Tenure: Freehold

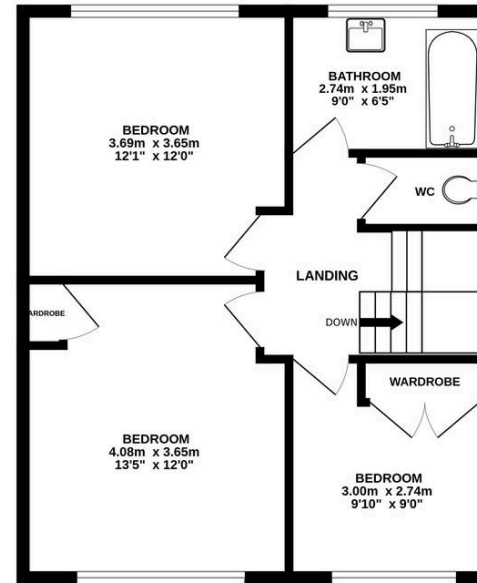
EPC Energy Efficiency Rating: C



GROUND FLOOR  
54.7 sq.m. (589 sq.ft.) approx.



1ST FLOOR  
49.7 sq.m. (535 sq.ft.) approx.



5 RYE CLOSE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 104.4 sq.m. (1124 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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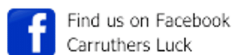
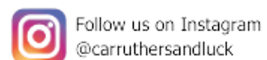
# Carruthers and Luck Sales and Lettings

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