



**73 Coombe Vale, Saltdean, BN2 8HN**  
**£399,950**

**CarruthersandLuck**  
SalesandLettings



## 73 Coombe Vale

Saltdean, Brighton

This detached two-bedroom bungalow offers an excellent opportunity for those seeking a peaceful home with the convenience of nearby amenities and picturesque outlooks. Situated in a highly desirable location, the property backs onto open fields, providing a tranquil setting, while remaining just moments from local bus stops and scenic downland walks, ensuring easy access to both natural surroundings and transport links to town and city centres.

Upon entering, you are greeted by a spacious entrance hall leading into a generously proportioned lounge, where large windows frame nice views towards the Telscombe Tye and across Saltdean. The kitchen is well laid out, offering ample storage and workspace with space for appliances and a range of matching wall cupboards. The kitchen would now benefit from some updating.



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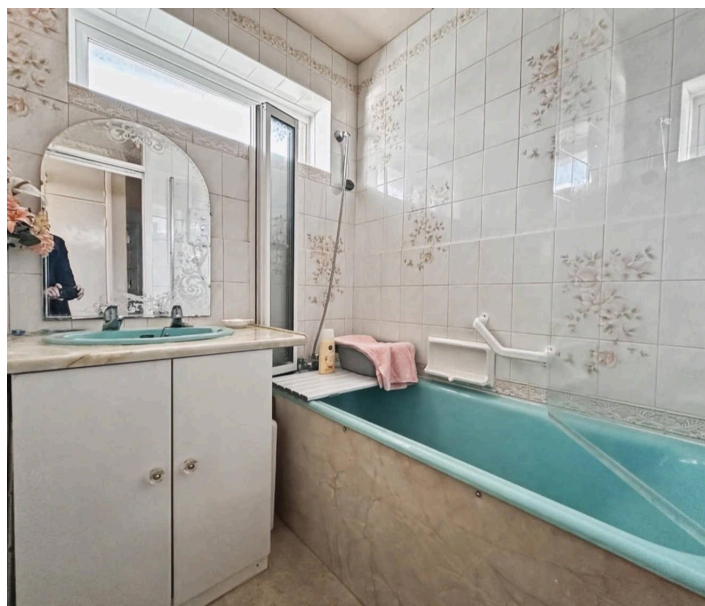
The bungalow features two bedrooms, both of which are well-sized and Bedroom 2 has a spacious conservatory allowing access to the rear garden. There is a Bathroom and separate WC which again would benefit from updating. Throughout the property, there is clear potential for further modernisation, allowing new owners the opportunity to personalise the interior and add space, as has been done to other similar properties around it. Additional features include a private garage and off-street parking for two cars, ensuring ample space for vehicles and storage.

The property is offered with no onward chain. This bungalow combines the appeal of a peaceful rural edge location with the practicality of nearby transport links, making it an ideal choice for downsizers, retirees, or anyone seeking single-story living in a friendly community. Local shops can be found within half a mile and the property is surrounded by countryside with some lovely walks.

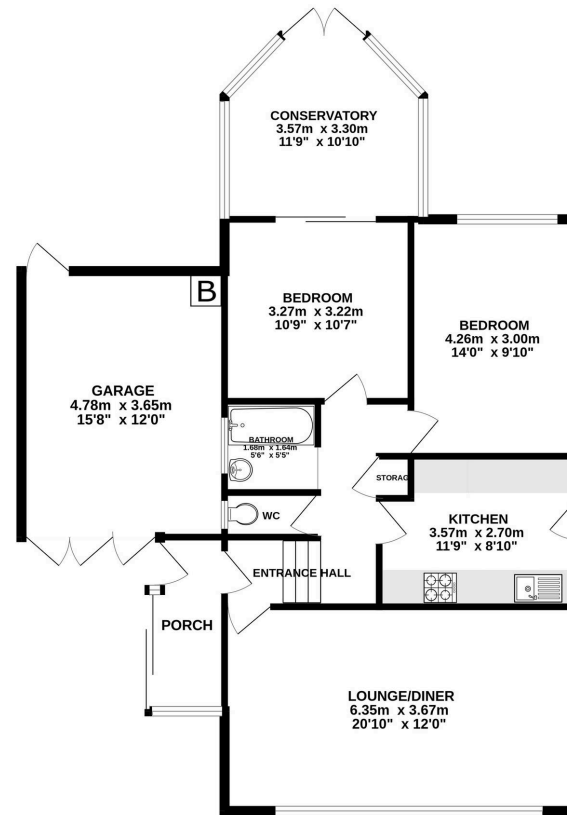
Council Tax band: D

Tenure: Freehold

EPC - D



GROUND FLOOR  
99.6 sq.m. (1072 sq.ft.) approx.



73 COOMBE VALE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 99.6 sq.m. (1072 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the description 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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