



158 Saltdean Vale, Saltdean, BN2 8HF
£450,000

CarruthersandLuck
SalesandLettings



158 Saltdean Vale

Saltdean

A fantastic opportunity awaits with this well-maintained freehold building, perfectly positioned in a highly sought-after location that combines the tranquillity of countryside living with the convenience of city access. The property comprises a spacious ground floor retail unit (which the current business will vacate), offering excellent potential for a variety of commercial uses. The retail space features a generous open-plan layout, a fitted kitchen area, and a WC, making it ideal for those looking to establish or expand their business presence.

Above, the large three-bedroom apartment is arranged over the first and second floors, providing comfortable and flexible accommodation. The apartment boasts a bright and airy lounge with picturesque views across the rolling countryside. The Kitchen is extensively fitted with a range of matching cupboards and drawers, space for cooker, dishwasher, washing machine and fridge/freezer. Two good sized bedrooms and one smaller bedroom, and a stylish contemporary bathroom with sleek fixtures complete the accommodation on the second floor. The entire building benefits from gas central heating and double glazing. Located on a convenient bus route, the property offers easy access to local shops, schools, and parks, and is just ten minutes from Brighton City Centre and minutes from the beautiful Sussex coastline.



158 Saltdean Vale

Saltdean

Opportunities like this are few and far between in Saltdean, and the property has made for a great home and business over the last 20 years, and has all sorts of options for the future.

MAISONETTE

ENTRANCE HALL

LOUNGE/DINING ROOM 18'7" x 12'2"

KITCHEN 10'7" x 9'2"

FIRST FLOOR LANDING

BEDROOM 1 12' x 11'

BEDROOM 2 10'10" x 9'3"

BEDROOM 3 7'6" x 6'5"

BATHROOM

GARAGE (situated to the rear of the building)

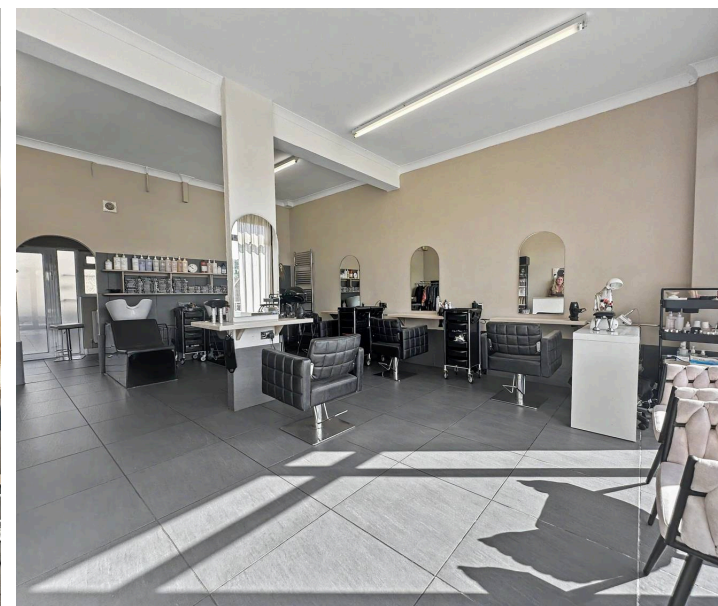
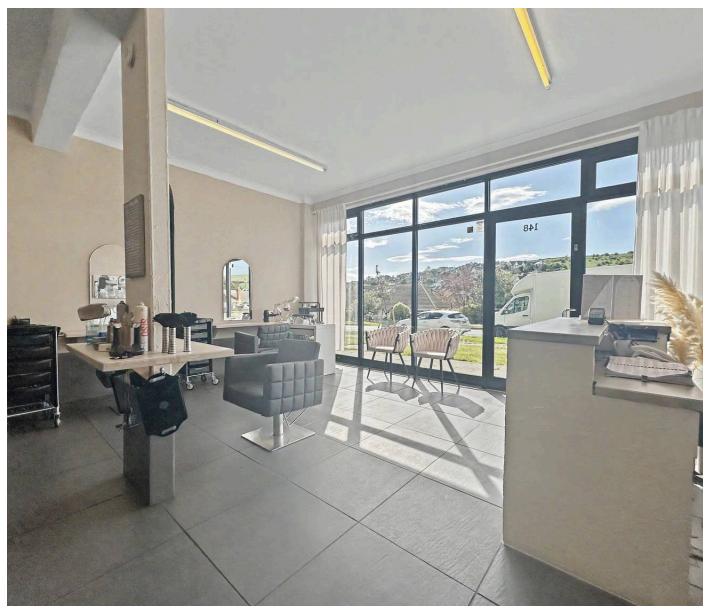
COMMERCIAL UNIT/SHOP

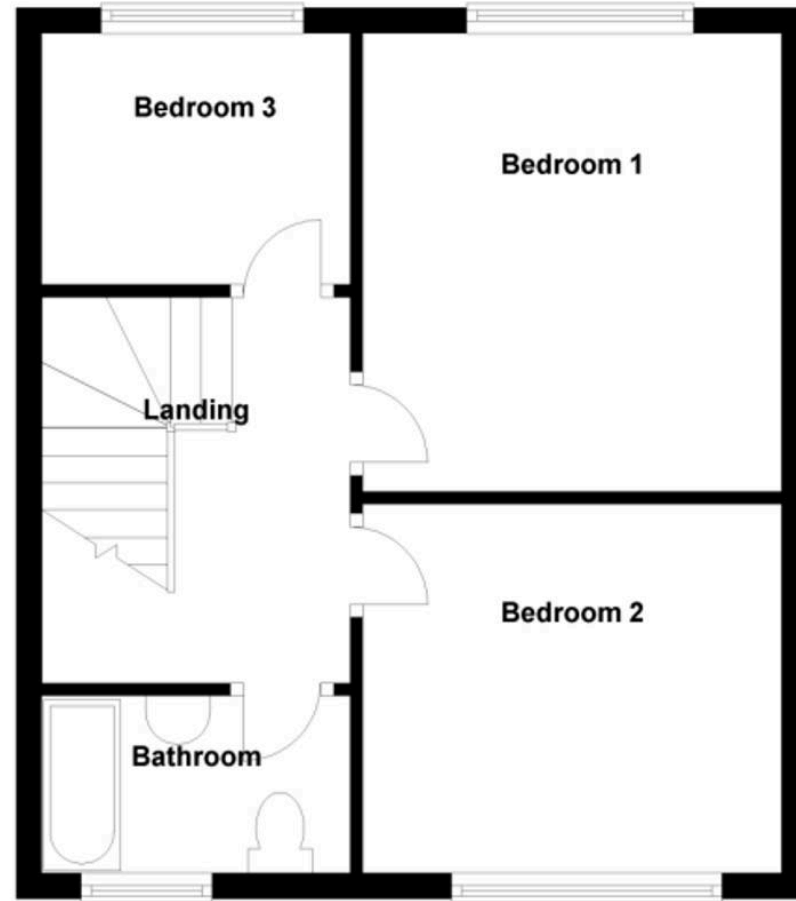
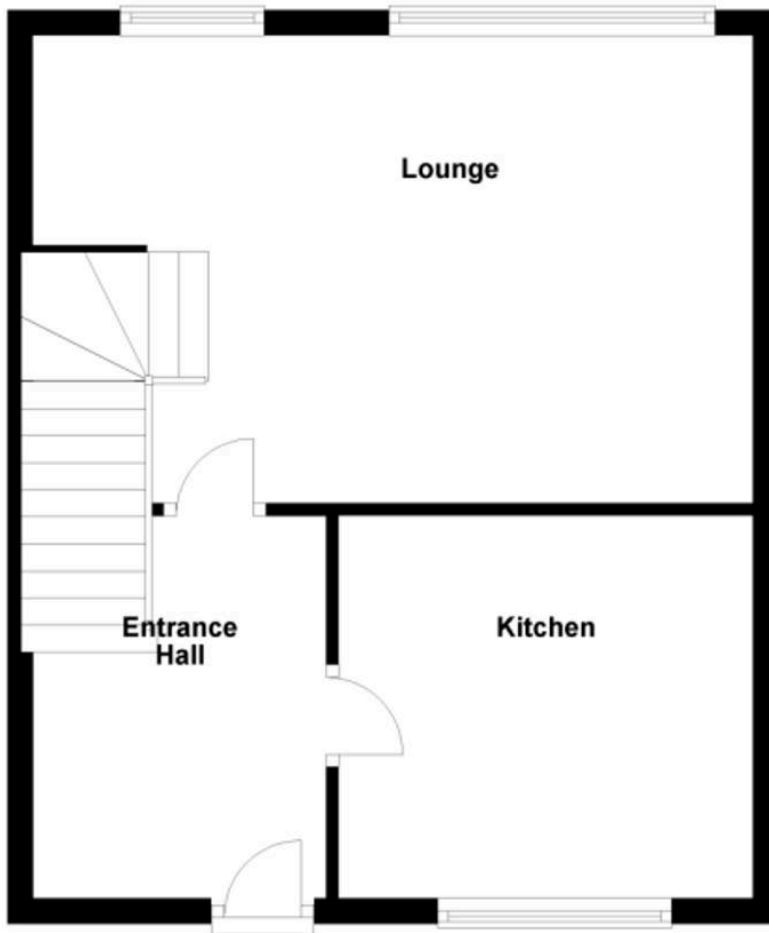
OVERALL SIZE IS 27' x 18'8" which includes the main shop area, a Kitchen/staff area and a storage room. The shop has a lovely wide frontage with a lot of window space making it very visible and there is a bus stop directly outside making it easy to reach. An ideal home and income/investment opportunity.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale
Directors: Paul Carruthers Stephen Luck



CarruthersandLuck
SalesandLettings