



Total Area Approx 923.00 sq ft

98 Saltdean Vale, Saltdean, BN2 8HF

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£390,000 Freehold

98 Saltdean Vale Saltdean BN2 8HF

Link-detached, three-bedroom bungalow with attached garage and off-road parking, situated on a sought-after, level, tree-lined avenue in West Saltdean, within level walking distance of local amenities, the Saltdean Lido, Saltdean Oval Park, the seafront and regular bus services to Brighton city centre.

This attractive bungalow is presented in excellent order with wood-effect flooring, UPVC double glazing, coved ceilings and LED downlights throughout, along with a 'Hive' heating system and ample power sockets.

The property is approached via a low-maintenance garden laid to slate shingle, with a driveway offering parking for several vehicles leading to a single garage, and side access to the rear.

A west-facing conservatory/entrance vestibule, with space and plumbing for a washing machine and tumble dryer and UPVC part-glazed front door, leads into a spacious entrance hall with full-height double storage cupboard, picture rail, and access to a boarded loft space.

The kitchen has matching base and wall units with oak panelled fronts, marble-effect roll-edged work surfaces with inset stainless steel sink, stainless steel extractor hood, space for electric cooker, full-height fridge-freezer and dishwasher, and window to the side.

The living room has a dual aspect with westerly bay window to the front and views towards the South Downs to the side.

There are three good-sized bedrooms, all with picture rails, the principal bedroom overlooking the rear garden, the second bedroom having a westerly aspect, and the third having a floor-to-ceiling UPVC window and door opening into a fully glazed conservatory/garden room with polycarbonate roof, vinyl flooring, and doors on each side opening onto the rear garden.

The fully tiled family bathroom comprises a walk-in shower enclosure with shower mixer tap with thermostatic control, marble-effect aqua board surround and curved sliding door, pedestal wash basin and low-level WC, three chrome heated towel rails, and obscure double-glazed window to rear with extractor fan.

Externally, the rear garden has raised planters, fenced boundaries, and rear access into the garage which houses the 'Vaillant' gas boiler and has double doors opening onto the driveway at the front.

This property is 'move-in ready' for someone looking for a low-maintenance lifestyle and benefits from backing onto open land to the rear and having no onward chain.



- Link-Detached Bungalow
- Garage Plus Off-Road Parking for Several Vehicles
- Three Bedrooms
- Conservatory & Low-Maintenance Garden to Rear
- Kitchen & Separate Living Room
- UPVC Double Glazed Windows Throughout
- Wood-Effect Flooring
- Side Access to Rear
- Good Decorative Order
- NO ONWARD CHAIN

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: **C**