

94 Westfield Avenue North

Brighton, BN2 8HP













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Prices from £575,000

A beautifully finished five-bedroom detached new build home, offering approximately 1,474 sq ft of well-designed accommodation within the superb Coombe Farm development in Saltdean.

The property offers a particularly versatile layout, with a spacious separate living room on the ground floor providing a comfortable and more private reception space, which could also be utilised as a fifth bedroom if required. This level also benefits from two well-proportioned bedrooms and a contemporary family bathroom.

Upstairs, the home opens into an impressive open-plan kitchen, dining and living space, measuring over 20ft in both directions. The contemporary fitted kitchen features dark shaker-style cabinetry, quartz worktops and integrated appliances, while the generous proportions provide plenty of room for both dining and relaxed seating. Wide bi-folding doors bring in excellent natural light and create a seamless connection with the outside space. There are a further two bedrooms on the first floor, including a generous principal bedroom with its own en-suite shower room, providing a total of four/five bedrooms and two bathrooms across the property.

Outside, the property benefits from a generously proportioned lawned garden that backs onto green open spaces, making it feel like tranquil, countryside living. As a new build, the property also comes with the reassurance of a 10-year warranty.

Coombe Farm enjoys a wonderfully connected setting, just moments from the heart of Saltdean. The much-loved local high street offers a selection of independent cafés and everyday amenities, while the iconic Saltdean Lido is also nearby. Families are particularly well catered for, with the well-regarded Saltdean Primary School close at hand, together with further schooling available in neighbouring Rottingdean. The picturesque seaside village of Rottingdean and the vibrant city of Brighton are both within easy reach.

For those who enjoy the outdoors, the South Downs are quite literally on the doorstep, providing a beautiful backdrop and an abundance of opportunities for walking, running, cycling and family adventures. Closer to home, the landscaped common at the heart of the development has been thoughtfully designed as a natural meeting place, incorporating a wildflower meadow, natural play area and spaces to sit, relax and enjoy the surroundings.

With excellent schools nearby, convenient transport links into Brighton and a strong sense of community, Coombe Farm offers the rare combination of countryside, coast and connectivity, a place where you can enjoy the tranquillity of your surroundings without feeling removed from everything you need.

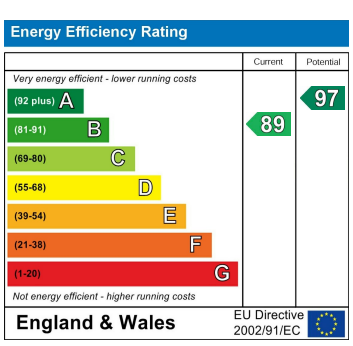
*Buyer stamp duty and other incentives are available subject to negotiation.

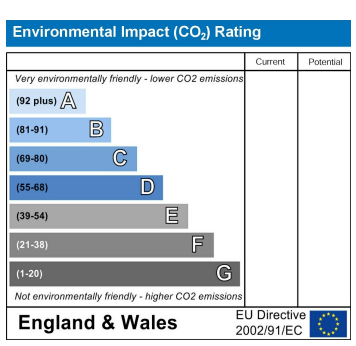




*CGI garden images are for illustrative purposes only.
Landscaping packages are available subject to negotiation.







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