

## Saltdean Vale, Saltdean, BN2 8HE

Approximate Gross Internal Area = 130.4 sq m / 1404 sq ft  
 Garage = 15 sq m / 161 sq ft  
 Total = 145.4 sq m / 1565 sq ft

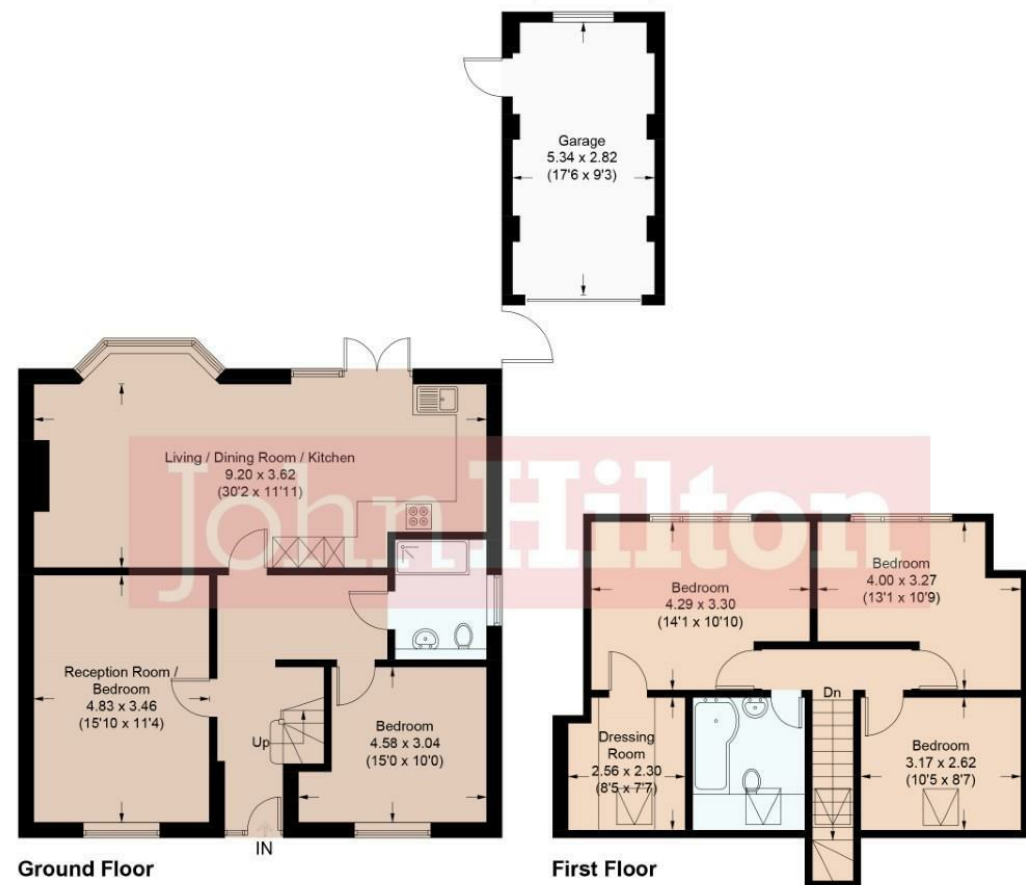


Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2025



Total Area Approx 1404.00 sq ft

131 Saltdean Vale, Saltdean, BN2 8HE

To view, contact John Hilton:  
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**Guide Price £595,000-£620,000**  
**Freehold**



# 131 Saltdean Vale Saltdean BN2 8HE

\*\*\* GUIDE PRICE £595,000-£620,000 \*\*\*

A well-presented five-bedroom, two-bathroom, semi-detached family home, which is favourably positioned in West Saltdean within walking distance of local amenities including the Saltdean Lido, Saltdean Oval Park, Saltdean Primary School and the seafront, and footpaths leading to the South Downs and farmland just a 5-minute walk away. There are regular bus services nearby into Brighton city centre, and coastal buses to Eastbourne are available on the coast road.



The property has been well-maintained, the front garden featuring a central pathway flanked by two lawned sections and mature shrubs within pebbled borders. The driveway offers off-road parking for up to three vehicles, and leads to the detached garage which has potential to convert (subject to planning consent) and convenient side access to the rear garden.

A welcoming L-shaped hallway with wood-effect flooring sets the tone for the home's warm and modern aesthetic. The ground floor includes two generously sized double bedrooms at the front - one of which is currently arranged as a second reception room/snug - both with stylish shutter blinds.



To the rear, an expansive open-plan living/kitchen/dining room provides the perfect space for entertaining. The kitchen is fitted with integrated appliances and laminate roll-edged work surfaces, while the living area is bathed in natural light from a large bay window and French doors that open directly onto the west-facing rear garden, perfect for catching the evening sun.

A contemporary family shower room is also located on the ground floor, featuring underfloor heating, a walk-in rainfall shower, and a modern white suite.

Upstairs you'll find three further double bedrooms, including a spacious principal bedroom with a walk-in wardrobe that could easily be converted into an en-suite, and a second family bathroom with underfloor heating, a white suite, bath with shower over, and a Velux window for added natural light.

The level rear garden, with mature apple tree, shrub borders and fenced boundaries, is private and family-friendly with a decked area ideal for outdoor dining or relaxing.

This much-loved home offers flexible accommodation and is ideal for growing families looking to settle in Saltdean.



- Five-Bedroom Semi-Detached Chalet Bungalow
- Two Bathrooms with Underfloor Heating
- Double Glazing Throughout
- Level West-Facing Garden
- Off-Road Parking for Three Cars
- Detached Garage & Driveway
- Open-Plan Kitchen/Dining/Living Space
- Walking Distance to Local Shops, Primary School & Seafront
- Excellent Transport Links
- Easy Access to South Downs & Farmland

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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: **D**