



158 Saltdean Vale, Saltdean
£400,000

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158 Saltdean Vale

Saltdean, Brighton

Freehold building with 3-bed maisonette, spacious shop, garage/lockup. Ideal home and income opportunity in popular Saltdean area near Brighton. Close to shops, schools, and seafront.

- A fantastic opportunity to purchase a freehold building with a ground floor retail unit and large 3 bedroom apartment above
- Ground floor spacious retail unit with kitchen and WC (Current business vacating)
- Spacious first and second floor apartment with Large lounge, Modern Kitchen, 3 Bedrooms and a modern Bathroom
- Wonderful views of the countryside
- Garage to the rear of the block included
- The entire building is in good condition and very well maintained
- Sought after location on a bus route and surrounded by countryside but just minutes from the sea
- 10 Minutes from Brighton City Centre
- Gas central heating and double glazing throughout the building



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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.

To the rear of the block, a private garage is included, offering or valuable extra space for the owners. There is also an outside area by the entrance door to the



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