



Price

£305,000

Leasehold

3x  2x  1x 

Vinehart Court, Nutley  
Avenue, Saldean, BN2

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Sunny aspect balcony off the lounge
- Beautiful sea views
- Bathroom & separate shower room
- The property benefits from off road parking
- In close proximity to local amenities and transport links

## Accommodation

### FIRST FLOOR

Hallway

Lounge / Dining Room: 18'6 x 9'5  
(5.64m x 2.87m)

Kitchen: 11'3 x 6'7 (3.43m x 2.01m)

Bedroom 1: 17'9 x 9'5 (5.41m x 2.87m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 2: 12'9 x 7'5 (3.89m x 2.26m)

Bedroom 3: 13'2 x 8'5 (4.02m x 2.57m)

Shower Room

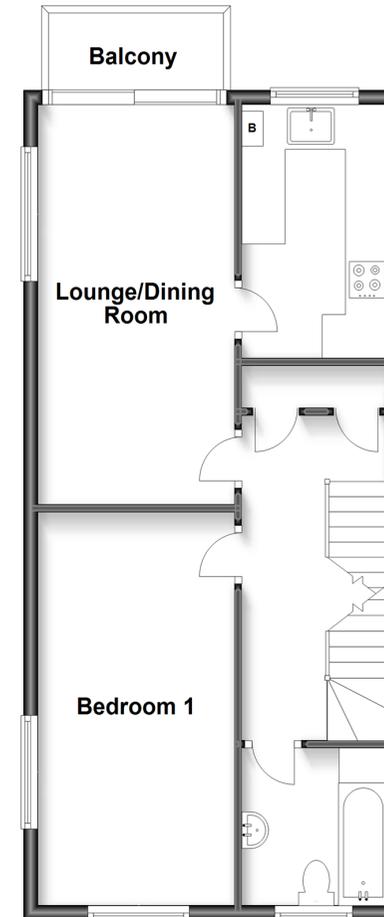
### OUTSIDE

Balcony

Garage

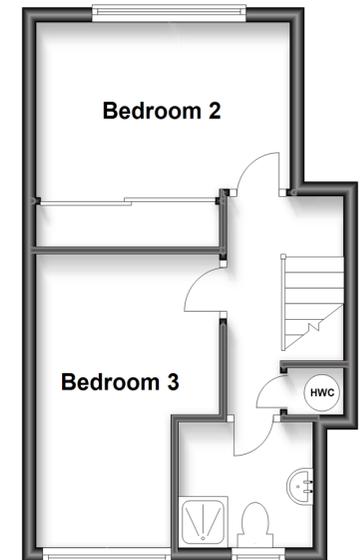
### First Floor

Approx. 54.3 sq. metres (584.9 sq. feet)



### Second Floor

Approx. 28.7 sq. metres (309.2 sq. feet)



**Call Saltdean - 01273 304453 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



32009561/20230505/TB/SC