



Price
£450,000

Freehold

2x  2x  2x 

**Saltdean, Brighton vale,
Saltdean, Brighton, East
Sussex, BN2**

cubitt&west
Helping you move forwards



Main features

- Light and airy living Space
- Beautiful dining area perfect for entertaining
- Scope to extended (subject to planning permission)
- Walking distance to the beach and other amenities
- Sought after location

Accommodation

GROUND FLOOR

Dining Room: 20'10 x 11'2 (6.35m x 3.41m)

Lounge: 18'6 x 10'10 (5.64m x 3.30m)

Kitchen: 16'4 x 7'9 (4.98m x 2.36m)

Bathroom

Bedroom 2: 9'9 x 6'5 (2.97m x 1.96m)

Storage Room: 21'2 x 4'11 (6.46m x 1.50m)

FIRST FLOOR

Bedroom 1: 14'7 x 10'4 (4.45m x 3.15m)

Loft Room: 18'2 x 13'0 (5.54m x 3.97m)

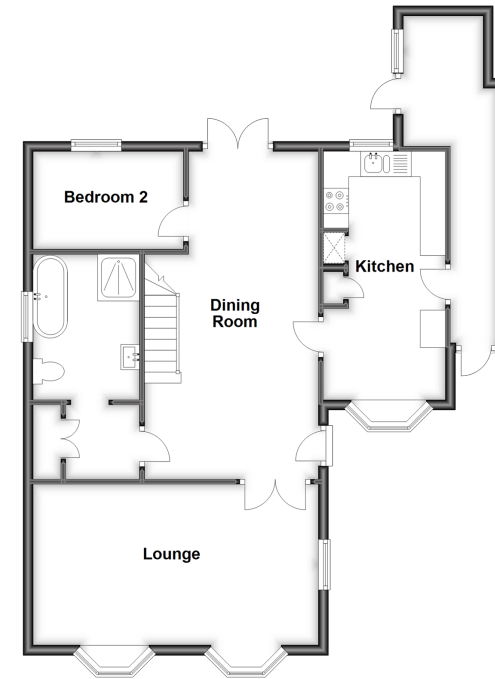
OUTSIDE

Front & Rear Garden

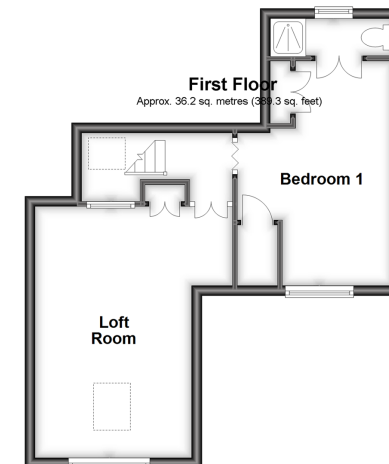
Drive way

Off Road Parking

Ground Floor
Approx. 76.5 sq. metres (823.7 sq. feet)



First Floor
Approx. 36.2 sq. metres (390.3 sq. feet)



Call Woodingdean - 01273 606121 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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



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