



**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)

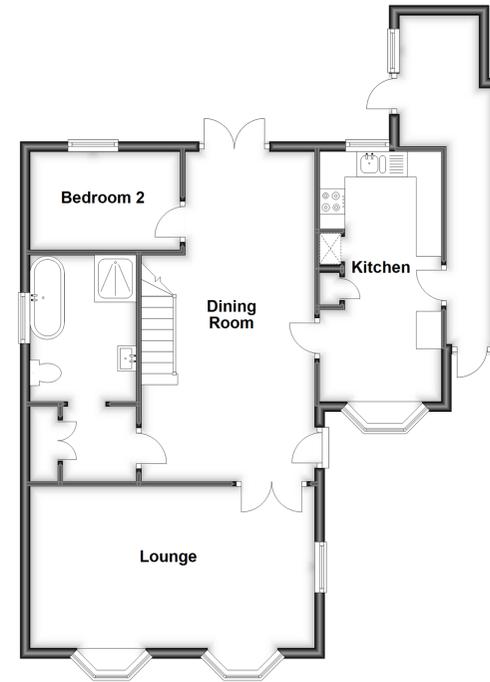
### FIRST FLOOR

- 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)



**Call Woodingdean - 01273 606121 ■ [cubittandwest.co.uk](http://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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