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**Any floor plans shown are for identification purposes only and are not to scale**  
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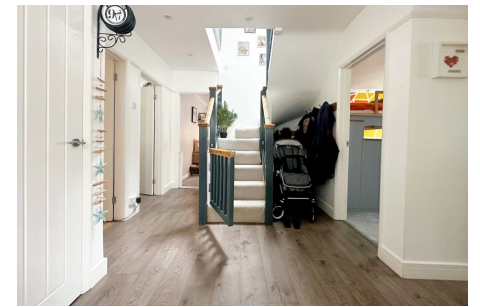
# C&L

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40 Saltdean Vale, Saltdean, BN2 8HA

EPC : C

Guide Price **£700,000**



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First Floor  
Approx. 48.6 sq. metres (523.4 sq. feet)



A fantastic opportunity to purchase a beautifully presented and recently extended 5 Bedroom detached family home located in one of the best positions in West Saltdean, just a few yards from Lustrells vale with its varied shops and eateries, Saltdean Primary School, Saltdean Park and the newly refurbished Saltdean Lido. All are within just a couple of minutes-walk, including the seafront with its beach access. The property has been the subject of considerable improvement and the owners have created a bright, spacious home that has very flexible accommodation and has features such as air conditioning to the first floor, Solar panels and battery, a newly installed wood burner in the lounge, modern gas central heating and a high quality refitted kitchen.

The entrance hall is a nice size and features an oak turned staircase with glass sides and has storage space below. There is also a further cupboard and a cloakroom/WC.

The Lounge is to the rear of the property and has sliding doors to the rear garden and a feature wood burner. The Kitchen/Breakfast room is also to the rear and is the hub of the house having been completely redesigned and refitted with a country style blue and grey kitchen finished with a solid oak working surface and breakfast bar. The kitchen has a wide range of base cupboards and drawers with brushed stainless steel handles. The worksurface incorporates a 'Belfast' sink with a copper mixer taps. To one end of the kitchen is a feature exposed brick wall with oak shelving and concealed lighting. There is space for appliances and an integrated double width over with 5 ring gas hob. There is also a huge pantry/larder cupboard. The flooring is a light oak and there are French doors to the rear garden. There are 3 double bedrooms on the ground floor, though one is designated as a Dining room for the current owners. The larger bedroom has newly fitted wardrobes. There is also a bathroom on the ground floor providing facilities for the ground floor bedrooms.

The feature staircase leads to a bright and spacious first floor landing with space for seating or a desk. There are 2 bedrooms on this floor, the main being an fantastic room measuring 17' x 16' and has a Juliet balcony overlooking the rear garden. The room also has two walk in dressing area's which provide lots of space for clothing with retractable hanging and additional eaves storage. The room has its own en-suite shower room with a walk in wet area and a feature wide porcelain sink set on a solid oak base with shelving below. The second bedroom has a Velux window, eaves storage and as with the main bedroom, has air conditioning.

The feeling of space continues outside. The property is nicely set back from the road and has parking for several vehicles including space for a caravan/RV, still leaving enough space for additional cars. In addition, there is a useful covered bike store. The rear garden has been cleverly designed and has a private lower porcelain patio area with plenty of space for a table and chairs and is lined with hardwood sleepers incorporating flower borders and 5 steps up to the main garden area. The main garden is a level well maintained lawn with a further large porcelain patio area with a pergola over. The current owners have this as a seating area with a garden sofa etc (not included). There is a painted timber shed and matching fence.

If you are looking for a property that offers space, no work, and a prime location then this property is highly recommended.

**The accommodation with approximate room measurements comprises:**

**ENTRANCE HALL 15'1" x 8'9" (4.60m x 2.67m)**  
**LOUNGE 16'10" x 13'4" (5.13m x 4.08m)**  
**KITCHEN 18' x 12'3" (5.49m x 3.73m)**  
**BEDROOM 3 14'6" x 12'1" (4.43m x 3.68m)**  
**BEDROOM 4 12' x 9' (3.66m x 2.74m)**  
**BEDROOM 5 11'4" x 8'11" (3.45m x 2.72m)**  
**BATHROOM 5'5" x 5'4" (1.64m x 1.62m)**  
**GROUND FLOOR CLOAKROOM/WC**

**FIRST FLOOR LANDING 7'2" x 5'10" (2.18m x 1.79m)**  
**BEDROOM 1 17' x 16'5" (5.18m x 5.00m)**  
**EN-SUITE SHOWER ROOM 8'4" x 7'10" (2.54m x 2.38m)**