



# C&L

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## 50 Saltdean Vale, Saltdean, BN2 8HA

EPC : D

### £495,000



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**Any floor plans shown are for identification purposes only and are not to scale**  
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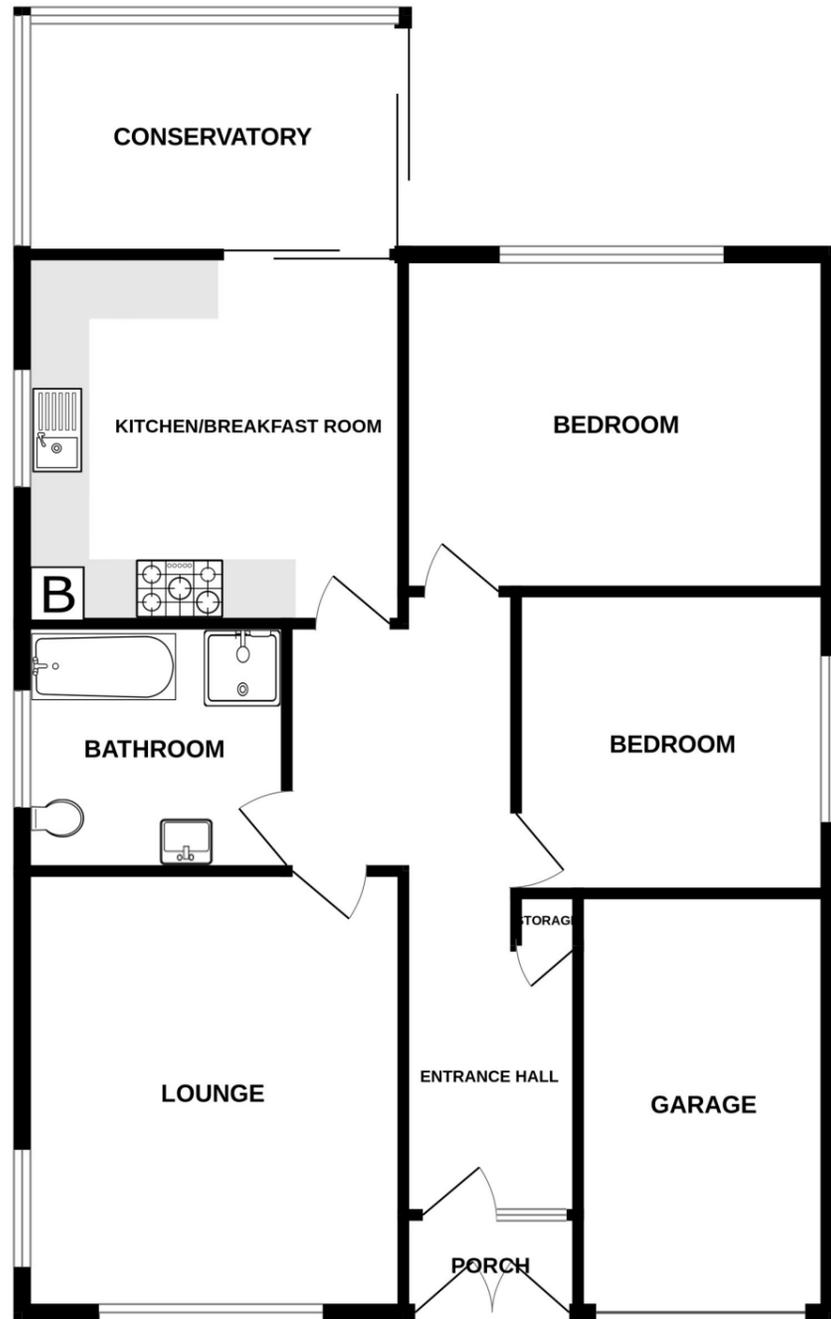


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GROUND FLOOR  
99.7 sq.m. (1073 sq.ft.) approx.



A very well presented and spacious 2 bedroom detached bungalow situated in one of the best locations possible within West Saltdean on level ground and just a few yards away from Lustrells Vale with its varied shopping facilities, Saltdean Park and the newly refurbished Saltdean Lido. Bus services run past the door and provide frequent and easy access into Brighton City Centre.

The bungalow has an extremely spacious entrance hall giving a feeling of light and space. There is a loft hatch to a very large boarded loft area which would be suitable for conversion (sub to any consents). The lounge is to the front and overlooks the front garden. The spacious and modern Kitchen/Dining room is to the rear of the bungalow and has access out to the rear garden via a smart conservatory that has a modern insulated roof and air conditioning for those hot days. The Kitchen has a wide range of white kitchen units with spaces for appliances and is finished with a smooth ceiling with downlighting and an attractive high quality floor covering. Sliding patio doors lead to the conservatory and then a further sliding door leads to the rear garden.

The bungalow has 2 double bedrooms and a spacious bathroom with a bath and separate shower cubicle. There is also an integral garage with an electric door, power and light.

Outside, the bungalow is nicely set back from the road and has a block paved driveway with parking for 3 cars and is finished with established flower and shrub borders. The rear garden is again nicely maintained and has a lower paved patio area with space for a table and chairs. Shallow steps then lead to a level lawn with trees and shrubs to the rear boundary making the garden very private.

The current owners have replaced the windows throughout, which are still in warranty, replaced the gas boiler, the conservatory roof and have generally maintained the property to a high standard.

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

**ENTRANCE PORCH**  
with arch shaped doors

**SPACIOUS HALLWAY** 22'4" x 7'2" (6.81m x 2.18m)

**LOUNGE** 15' x 12'8" (4.58m x 3.86m)

**KITCHEN/DINING ROOM** 12'10" x 12'5" (3.91m x 3.78m)

**BEDROOM 1** 14'4" x 11' (4.38m x 3.35m)

**BEDROOM 2** 10'8" x 10'4" (3.25m x 3.15m)

**BATHROOM** 8'10" x 8'4" (2.69m x 2.54m)

**GARAGE** 15' x 8'5" (4.58m x 2.56m)

**WELL MAINTAINED GARDENS**

50 SALTDEAN VALE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 99.7 sq.m. (1073 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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