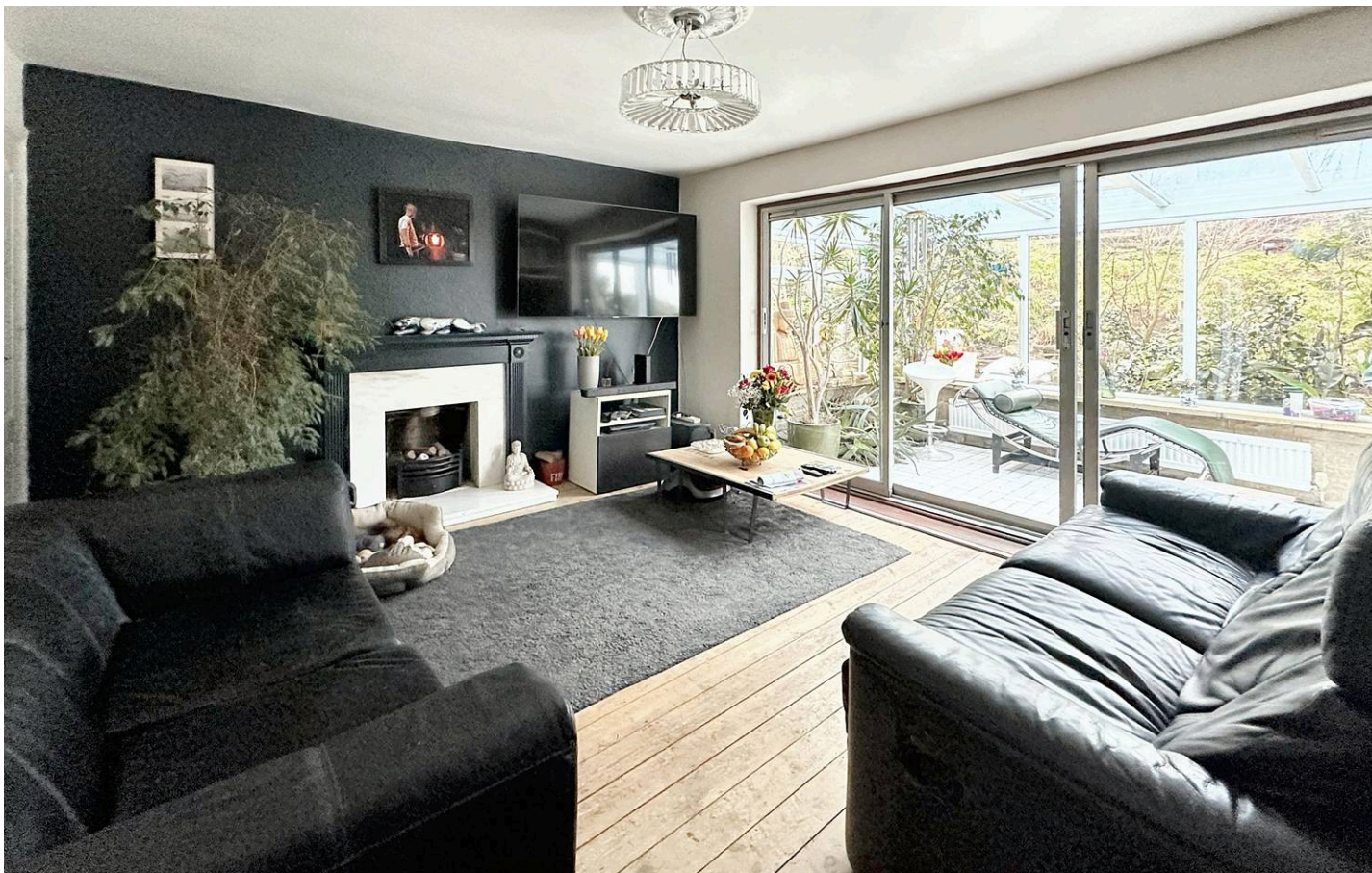




36 Coombe Rise, Saltdean, BN2 8QN
£465,000

CarruthersandLuck
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36 Coombe Rise

Saltdean

A superbly situated 3 bedroom semi detached split level house having incredible views over the downs to the front and over the Telscombe Tye towards the sea from the rear.

The front door leads to a spacious entrance hall. A door to the right leads to a reception room that is currently set out as a gym. A further door leads to a nice size third bedroom. Both of the rooms have views over the fields. Stairs rise to a further hallway. The lounge is to the rear of the property and has feature full width sliding patio doors to a conservatory. The lounge has wood floors, a fireplace and a cupboard that houses a new (2023) gas boiler. The conservatory overlooks the rear garden and has tiled flooring, a glass heat reflective roof and French doors to the rear garden. The kitchen is to the front of the property and makes the most of the superb views. The kitchen is fitted with a range of shaker style base cupboards and drawers with matching wall units. The kitchen has a built in oven and hob and then space for all other appliances.

There are 2 double bedrooms, each having built in wardrobes and a shower room.



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36 Coombe Rise

Saltdean

Coombe rise is a quiet no through close and is elevated hence the superb views. At the end of the close, where this property is situated is a bridle path that leads to some lovely countryside walks. Local shops and buses are close by, as is Saltdean Primary school. The buses provide frequent and easy access to Brighton City Centre.

ENTRANCE HALL

LOUNGE 15'5" x 13' (4.72m x 3.96m)

CONSERVATORY 12'9" x 6'10" (3.93m x 1.85m)

KITCHEN 11'5" x 9'5" (3.50m x 2.89m)

BEDROOM 1 11'5" x 12'4" (4.66m x 3.77m)

BEDROOM 2 11' x 10'8" (3.65m x 3.29m)

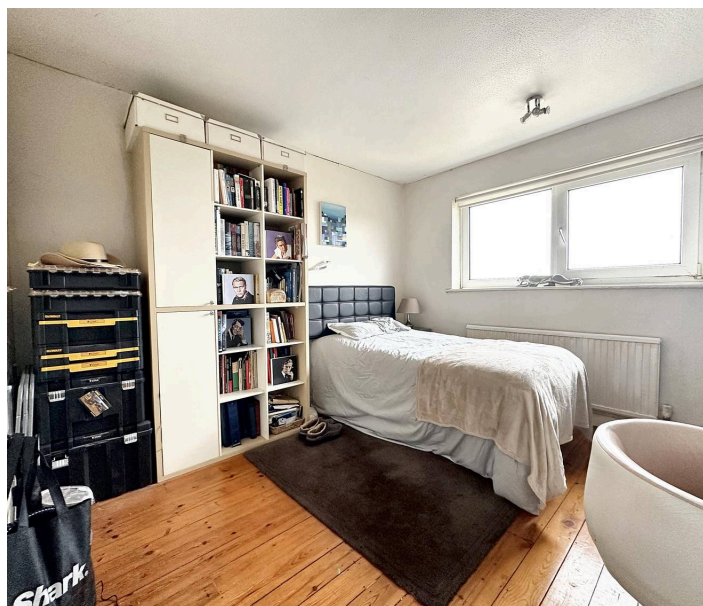
SHOWER ROOM 7'9" x 5'4" (2.40m x 1.64m)

GROUND FLOOR BEDROOM 3 12'10" x 9'7" (3.68m x 2.95m)

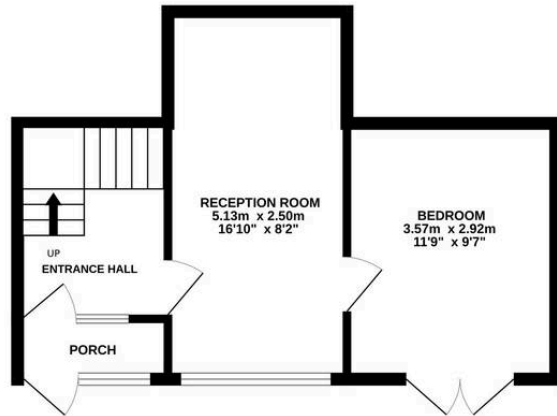
RECEPTION ROOM/GYM 18' x 8'1" (5.48m x 2.46m)

Council Tax band: D

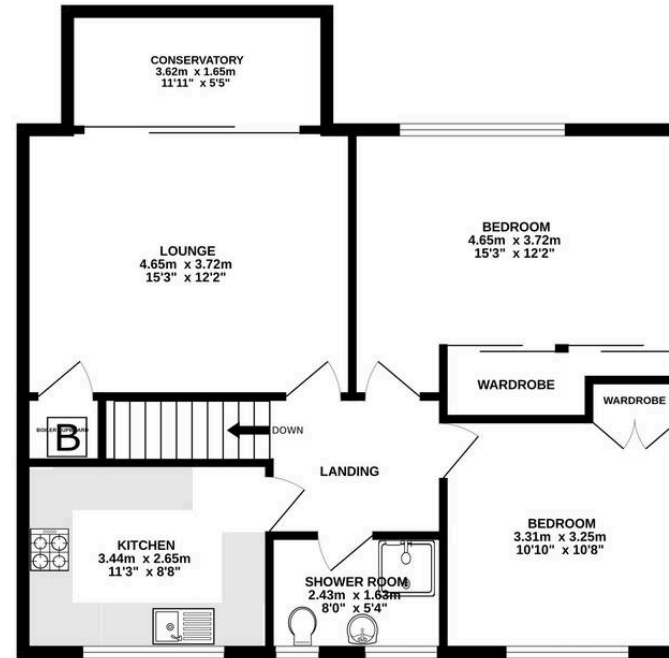
Tenure: Freehold



GROUND FLOOR
30.7 sq.m. (331 sq.ft.) approx.



1ST FLOOR
72.9 sq.m. (784 sq.ft.) approx.



36 COOMBE RISE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 103.6 sq.m. (1115 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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