



35 Coombe Vale, Saltdean, BN2 8HN
£425,000

CarruthersandLuck
SalesandLettings



35 Coombe Vale

Saltdean, Brighton

Well-presented 2-bed bungalow in tranquil countryside setting. Spacious lounge/dining room, modern kitchen, fitted shower room and garage. Backing onto open fields with stunning views. No chain.

Situated in a sought after location surrounded by the tranquil beauty of the countryside, this well-presented 2-bedroom bungalow offers a peaceful retreat while enjoying convenient access to urban amenities. Located in a superb position, the property boasts a spacious dual aspect Lounge/Dining room that opens onto the rear garden, flooding the living space with natural light and providing access to the rear garden.

The property features two generously sized double bedrooms and fitted shower room. The fitted kitchen is a modern shaker style with modern IKEA working surfaces and has base cupboards, drawers and wall units to two walls incorporation space for all appliances. There is also a door to rear garden.



Carruthers and Luck
Sales and Lettings

35 Coombe Vale

Saltdean, Brighton

One of the standout features of the bungalow is its exceptional location, backing onto open fields that offer stunning views and a sense of tranquillity.

Additionally, the property is conveniently situated close to Saltdean Vale shops and bus stops, ensuring residents have easy access to amenities and frequent transportation to the vibrant Brighton City Centre.

The inclusion of a garage and a larger than average driveway provides ample parking space for residents and guests, adding to the practicality and convenience of the property. Furthermore, the absence of a chain offers a streamlined and hassle-free purchasing process for prospective buyers.

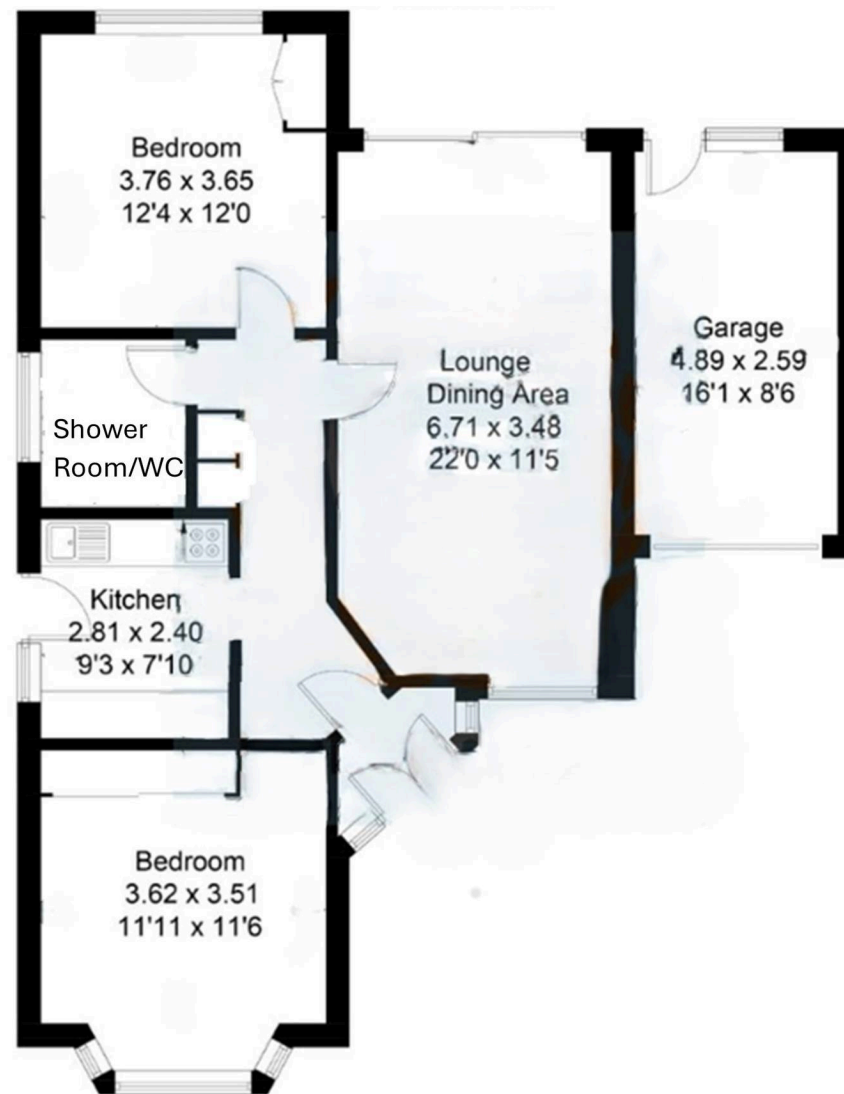
The rear garden is a particular feature of the property measuring 50' a 34' and being neatly laid out on 2 levels. The garden is mainly laid to lawn with surrounding shrubs and trees and also has a patio area directly off of the lounge.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Carruthers and Luck Sales and Lettings

233A South Coast Road, Peacehaven – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
@carruthersandluck



Find us on Facebook
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



CarruthersandLuck
SalesandLettings