



hamlyn
smith.

Saltdan Drive, Brighton, BN2 8SD

£775,000

hamlyn smith.

 5 Bedrooms

 3 Receptions

 3 Bathrooms

Situated just a short stroll from Lustrells Vale, offering a variety of shops, cafés, and excellent bus links providing easy access to Brighton city centre, this impressive home combines generous proportions with character and modern living.

- Five Bedroom Detached House
- Modern Open-Plan Kitchen
- Three Reception Rooms
- Energy Rating - D
- Council Tax Band - E
- Garage & Off-Road Parking with Charging Point
- West Facing Rear Garden







hamlyn smith.

📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

✉ hello@hamlynsmith.co.uk

The property has been well maintained and retains many original features, complemented by contemporary upgrades, including a stunning 22ft kitchen that opens directly onto the rear garden. The front door leads into a practical entrance porch with an attractive black and white tiled floor, which in turn opens into a spacious hallway featuring grey Karndean flooring, original 1930s doors, and elegant picture rails.

The dual-aspect lounge is bright and spacious, boasting a feature fireplace, picture rails, and double doors leading into a delightful sunroom. This inviting space benefits from full-width windows and French doors opening onto the garden, and flows seamlessly into a generous 20ft conservatory. The conservatory also provides access to the integral garage and includes a built-in storage cupboard.

A standout feature of the home is the beautifully extended kitchen, fitted with high-quality light grey shaker-style units and white granite worktops. It offers an extensive range of storage, along with integrated appliances including twin Miele ovens, a wide ceramic hob, an American-style fridge/freezer, and a Neff dishwasher. A central island with an extended granite surface provides an ideal space for dining and entertaining. A twin butler sink sits beneath a large wraparound window overlooking the garden. The kitchen also benefits from underfloor heating, ceramic tiled flooring, LED lighting, and a large roof lantern that floods the space with natural light. There is ample room for a dining table, with French doors opening onto the garden, and a separate utility room offering additional storage and space for laundry appliances.

The ground floor also features two double bedrooms, which could alternatively be used as reception rooms, along with a family bathroom and a separate shower room.

Upstairs, there are three further double bedrooms. The principal bedroom enjoys a deep bay window with views over Saltdean Park and towards the sea, along with built-in wardrobes and a stylish en-suite shower room with underfloor heating. Bedroom two also benefits from built-in wardrobes and an en-suite shower room with underfloor heating, while bedroom three is another well-proportioned double with fitted storage. A separate cloakroom/WC completes the first floor.

Externally, the property includes a large integral garage with power and lighting. The front has been block paved to provide off-road parking for two vehicles and includes an electric charging point. The rear garden is beautifully maintained and well established, featuring a lawn surrounded by mature trees, plants, and shrubs. At the far end, there is a raised shingle area with palm trees and a timber shed, while closer to the house, a spacious paved patio offers an ideal setting for outdoor dining and entertaining.

