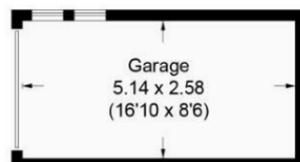


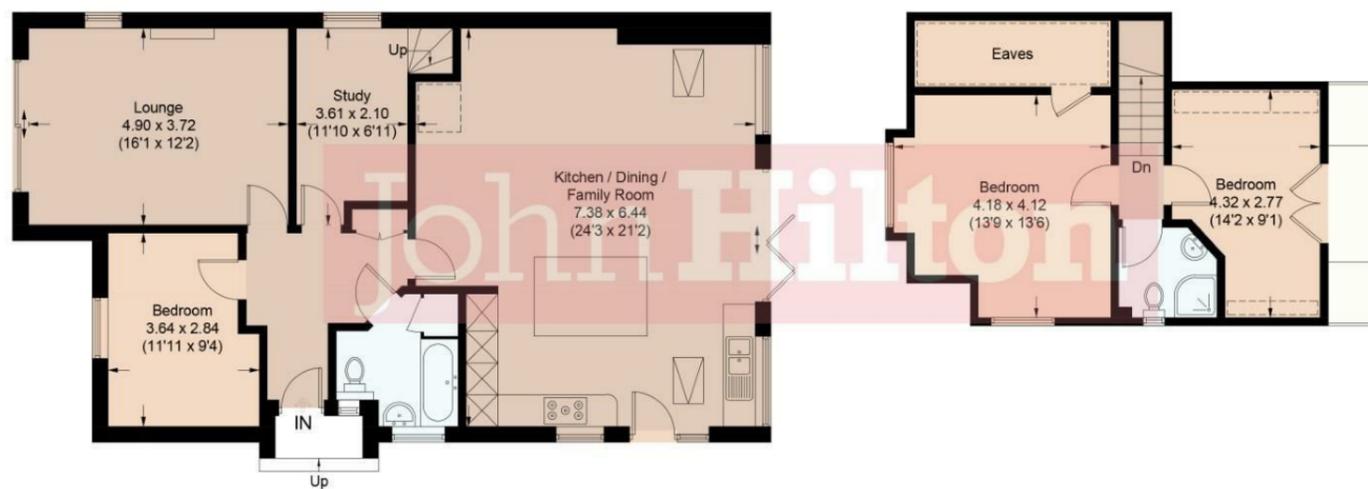
Coombe Rise, Saltdean BN2 8QN

Approximate Gross Internal Area = 135.8 sq m / 1462 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 149.2 sq m / 1606 sq ft
 (Including Eaves)



(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2026



Total Area Approx 1462.00 sq ft

28 Coombe Rise, Saltdean, BN2 8QN

To view, contact John Hilton:
 52 High Street, Rottingdean, BN2 7HF
 132-135 Lewes Road, Brighton, BN2 3LG
 01273 608151 or sales@johnhiltons.co.uk

Guide Price £725,000-£750,000
Freehold



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28 Coombe Rise Saltdean BN2 8QN

*** GUIDE PRICE £725,000-£750,000 ***

A stunning three/four-bedroom detached house which has been extended by its current owners to create a bright, modern, south-facing, open-plan living space, and backs directly onto the South Downs.

This well-presented property has a garage to the front with up-and-over door, power, lighting and an EV charging point, and a raised, lawned front garden with steps ascending to a decked sun terrace and also to the front door to the side.

A generous L-shaped entrance hall with a floor-to-ceiling storage cupboard leads you through a glazed oak door to the heart of the home – a fabulous open-plan kitchen/dining room/family room with vaulted ceilings, feature high cathedral windows, two Velux windows, bi-fold doors which open onto the rear patio and a further door to the side. The kitchen area is fitted with modern flat-front base and wall units with a central island and Quartz worktops, inset 1.5-bowl sink with separate water filter tap, 'Bosch' ceramic hob with extraction over, integrated 'Bosch' combination oven, fan-assisted oven and warming drawer, 'Bosch' dishwasher, and space for an American-style fridge-freezer.

A separate, dual aspect living room/fourth bedroom overlooks the front garden, with sliding patio doors opening onto the terrace with views of the South Downs and a further window to the side, a wood-burning stove with slate hearth and oak flooring.

There is a ground floor bedroom to the front of the property, again with views of the South Downs and wood-effect flooring, and a study with oak flooring and stairs leading to the first floor. The adjacent bathroom has a white suite comprising panel-enclosed bath with rainfall shower head above plus a separate hand-held shower attachment and glass shower screen, vanity drawer unit with top-mounted wash basin and low-level WC, heated towel rail, decorative part-tiled walls and tiled floor.

Upstairs you have two more bedrooms and a shower room – one having a dual aspect with westerly views over the South Downs and access to eaves storage, the other having double-glazed French doors which open onto a southerly roof terrace with views over the rear garden to the coast. The shower room has a modern suite comprising a quadrant shower cubicle with sliding doors, rainfall shower head and thermostatic controls, vanity drawers with inset wash basin and low-level WC, and a heated towel rail.

The rear garden has steps up to a seating area with mature planting, gabion walls, power and space for a hot tub, and further steps up to a large lawned garden which meets the edge of the South Downs, the vendors having purchased some land from the local farmer.

There is a convenience store and regular bus service to Brighton city centre within walking distance, and a variety of local shops and amenities, the recently renovated Saltdean Lido, Saltdean Oval Park and the beach within a 3-minute drive or 20-minute walk. In addition, just 50 yards up the road you'll find direct access to the South Downs, offering endless scenic walks right on your doorstep. This property is an absolute must-see!



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- Detached Four-Bedroom House
- Peaceful Location on the Edge of the South Downs
- Stunning Open-Plan Kitchen/Living/Dining Space
- Integrated 'Bosch' Appliances
- Two Bathrooms
- Study
- Roof Terrace
- Large Lawned Rear Garden
- Garage with EV Charging Point
- Close to Local Amenities & Bus Services

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **D**