

Saltdean Vale, Saltdean, BN2 8HF

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft

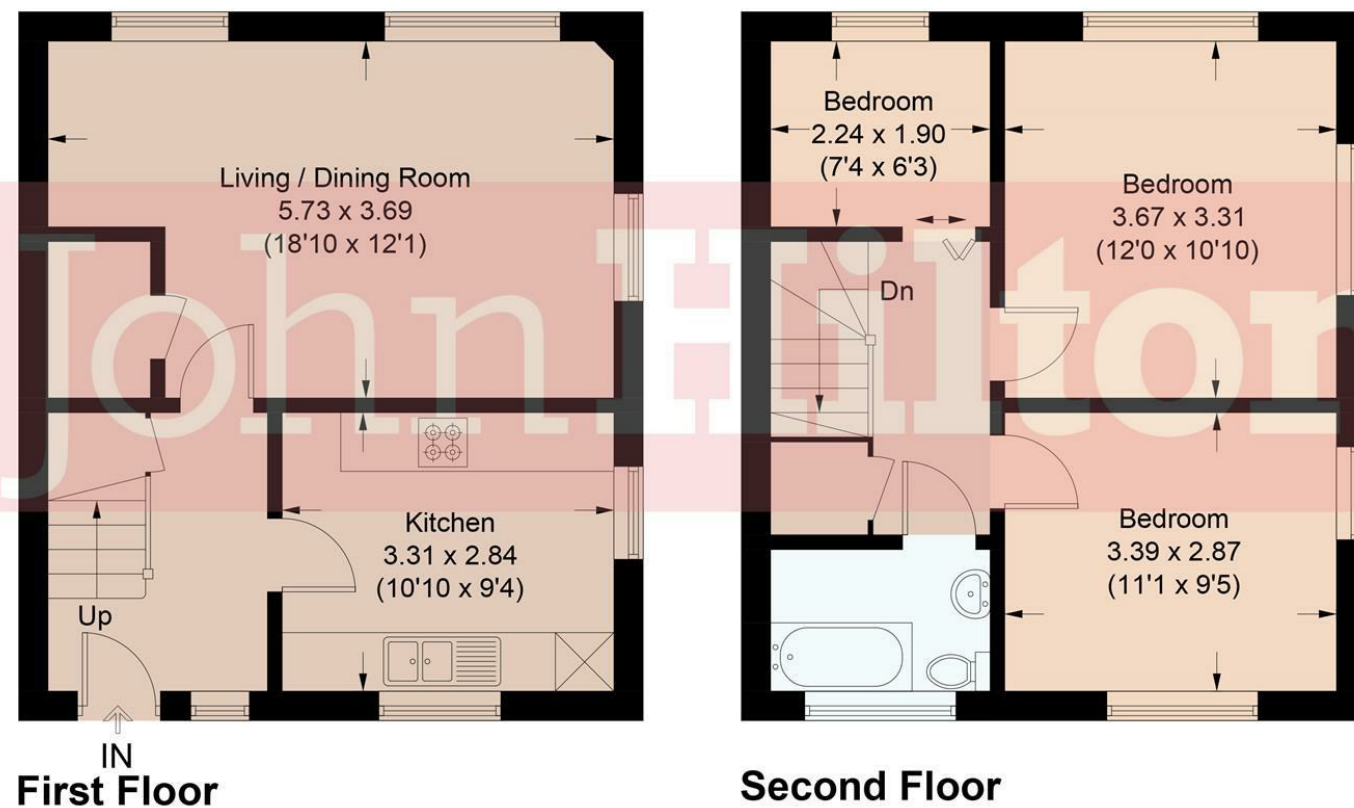


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 832.00 sq ft

154 Saltdean Vale, Saltdean, BN2 8HF

To view, contact John Hilton:
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Guide Price £275,000-£295,000
Leasehold



154 Saltdean Vale Saltdean BN2 8HF

*** GUIDE PRICE £275,000-£295,000 ***

An attractive first and second floor, three bedroom maisonette which is favourably positioned in West Saltdean within level walking distance of local amenities, the Saltdean Lido, Saltdean Oval Park, the seafront and regular bus services to Brighton city centre. There are stunning South Downs views from all rooms, and all principal rooms have a dual aspect.

The apartment is presented in excellent order throughout and comprises a spacious entrance hall with double glazed window to the front, leading through to a dual aspect living room with views to the South Downs, and a separate modern kitchen with white high-gloss base and wall units. The first floor landing gives access to the loft space, housing Nuair Drimaster PIV System with warm air exchange, and has a built-in storage cupboard. The main bedroom has a dual aspect and offers ample storage space, as does the second bedroom, with views of the South Downs, while the third bedroom could be used as a home office and has a westerly aspect. The modern shower room has a double walk-in shower and fully tiled walls and floor.

The property benefits from a long lease with 155 years remaining.
Projected rental income of £1,700 pcm (£20,400 pa)



- Three Bedroom Maisonette
- Separate Modern Kitchen
- Double Glazing
- Long Lease
- Pets Allowed (Subject to Freeholder's Consent)
- Close to Local Shops & Amenities
- Regular Bus Service to Brighton City Centre
- PIV (Positive Input Ventilation) System
- Well-Proportioned Accommodation
- Gas Central Heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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: **B**