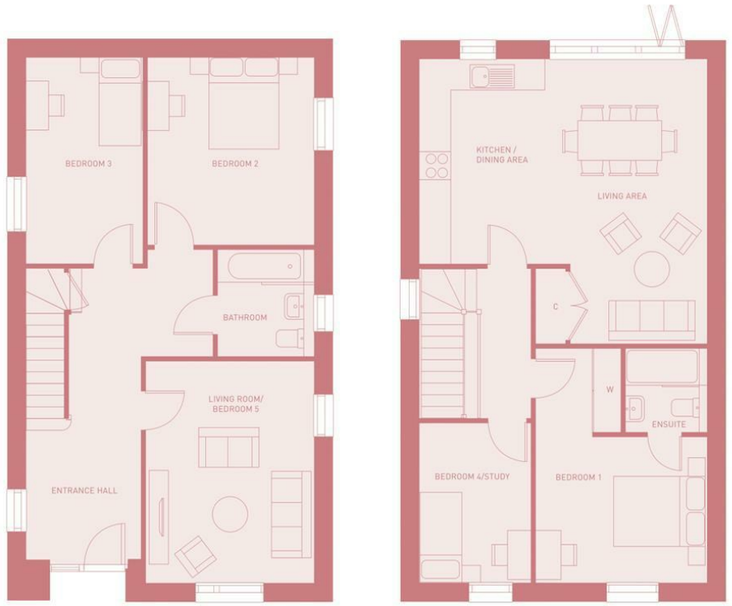
John Hilton

John Hilton

Est 1972

J FLOOR PLAN FOUR BEDROOM HOUSES



PLOTS 1, 2, 3, 4, 6 & 7

ROOM SIZES	METRES	FEET
Living Room/ Bed 5	3.57 x 4.69	11'9 x 15'5
Kitchen/Dining Area	6.24 x 6.12	20'6 x 20'1
Bedroom 1	3.70 x 3.07	12'2 x 10'1
Bedroom 2	3.56 x 3.99	11'8 x 13'0
Bedroom 3	2.50 x 4.40	8'2 x 14'5
Bedroom 4/Study	2.35 x 3.37	7'9 x 11'1
TOTAL	138m²	1,488ft²

Please note that these are the max measurements

COOMBEFARMSALTDEAN.CO.UK



Total Area Approx 1488.00 sq ft

Coombe Farm, 94 Westfield Avenue North, Saltdean, BN2 8HP

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

£665,000 Freehold

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Coombe Farm
94 Westfield Avenue North
Saltdean
BN2 8HP







*** STARTING FROM £665,000 ***

A rare collection of twelve traditionally styled, four and five-bedroom homes, Coombe Farm offers something truly special. Tucked between the sea and the South Downs in Saltdean, each home is thoughtfully designed for modern family life, with spacious open-plan layouts, good-sized gardens, and EV private parking.

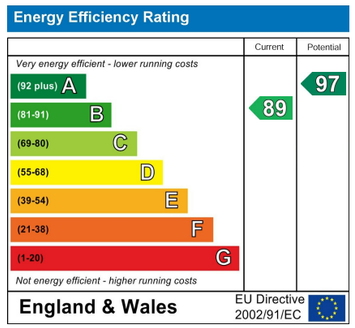
With access to green space, a flourishing community spirit and natural beauty all around, this is a chance to own a timeless home in one of Brighton's most peaceful and sought-after coastal neighbourhoods.

Every detail, from soft carpeting in the bedrooms to contemporary brassware in the bathrooms, has been chosen with comfort and character in mind.

Kitchens with warm oak flooring underfoot, beautifully finished in a deep marine blue, with quartz worktops, bronze mirrored splashbacks and integrated Bosch appliances. With timeless Shaker-style cabinetry and a Quooker boiling water tap, everything has been considered for real-life ease and beauty. Whether it's a quick cup of tea or a home-cooked feast, these kitchens are the heart of the home.

Outside, the wider development has been thoughtfully shaped to foster a sense of connection, not just to your neighbours, but to the land itself. Wildflower meadows bloom in shared green spaces. Children explore a natural play area, while EV parking, bee bricks and bird boxes create a place that welcomes the future as much as the present.

Note: The images of the development are from the show home; layouts will vary throughout.



Council Tax Band:
New Build

- PLOT 1: £665,000 with Driveway & Front/Rear Gardens
- PLOT 72: £685,000 with Garage, EV Charging, Driveway & Rear Garden
- ** UP TO 3% STAMP DUTY LAND TAX PAID **
- Four-Bedroom Link-Detached New Homes
- Traditional Brick Facades & Light-Filled Interiors
- Open-Plan Kitchen/Dining/Living Spaces
- Principal Bedrooms with Fitted Wardrobes & En-Suite Shower
- Contemporary Kitchens with Integrated 'Bosch' Appliances
- Nestled Between the Sea & South Downs
- 10-Year New Home Structural Warranty

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

John Hilton