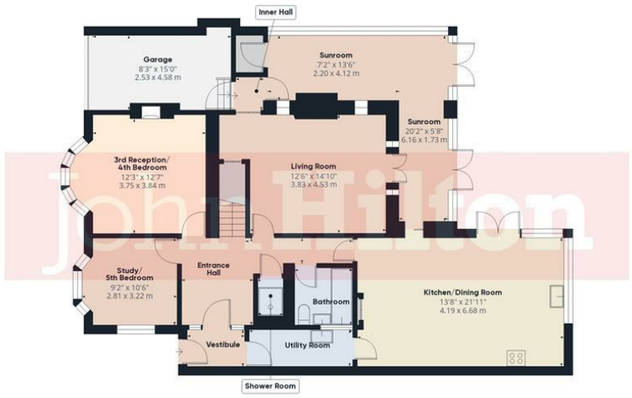
John Hilton

John Hilton

Est 1972



Ground Floor



Floor 1



Total Area Approx 1764.53 sq ft

55 Saltdean Drive, Saltdean, BN2 8SD

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
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55 Saltdean Drive
Saltdean, BN2 8SD

An attractive 1930s detached five-bedroom house that has been updated and extended to create a spacious family home while retaining much of its period charm. The property offers versatile accommodation and is located within walking distance of Saltdean Lido, the beach and Lustrells Vale shopping parade, with regular bus services into Brighton's city centre.

The open-plan kitchen-dining room has a large wrap-around corner window overlooking the rear garden which floods the room with natural light alongside a large lantern roof light, and the attractive ceramic tiled floor has underfloor heating. A feature central island with white granite work surfaces and patio doors leading onto the good size Westerly aspect garden makes this a great space for entertaining. There is an extensive range of modern Shaker-style wall, base and drawer units, a twin butler sink, and the kitchen is fully equipped with integrated appliances including twin Miele ovens, a wide ceramic hob, American-style double fridge/freezer and Neff dishwasher. A door from the kitchen leads to a useful utility room with storage and space for a washing machine and tumble drier, which can also be accessed from the porch.

The living room has a dual aspect with a feature fireplace, picture rails and double doors opening out to a garden room with full-width windows and two sets of French doors onto the rear garden, as well as a pocket door to the kitchen-dining room and integral access to the garage.

Completing the ground floor accommodation there is a third reception/fourth bedroom with a bay window and window seat offering views over Saltdean Park to the sea beyond, a study/fifth bedroom also with bay window to the front, and a bathroom and separate shower room.

There are three bedrooms to the first floor, two with en-suite shower rooms which were updated two years ago and both have underfloor heating. The main bedroom also has walk-in storage as well as a double wardrobe, and there is a further separate WC off the landing.

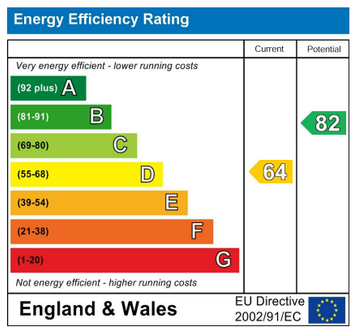
Outside there is ample off-road parking on the block paved driveway leading to an integral garage with electric car charger point, power and light. The well-established rear garden is well maintained, mainly laid to level lawn with shingle borders housing mature trees, plants and shrubs, and a raised shingle area with palm trees and a timber shed. Furthermore, a large paved patio area accessed from the sun room offers plenty of space for a table and chairs.







- Detached 1930s House
- Versatile Accommodation
- Three Reception Rooms
- Five Bedrooms
- Modern Open-Plan Kitchen
- Three Bathrooms, Separate Shower & WC
- Double Glazing
- Garage & Off-Road Parking with Charging Point
- Westerly Rear Garden
- Sea View



Council Tax Band: **E**

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