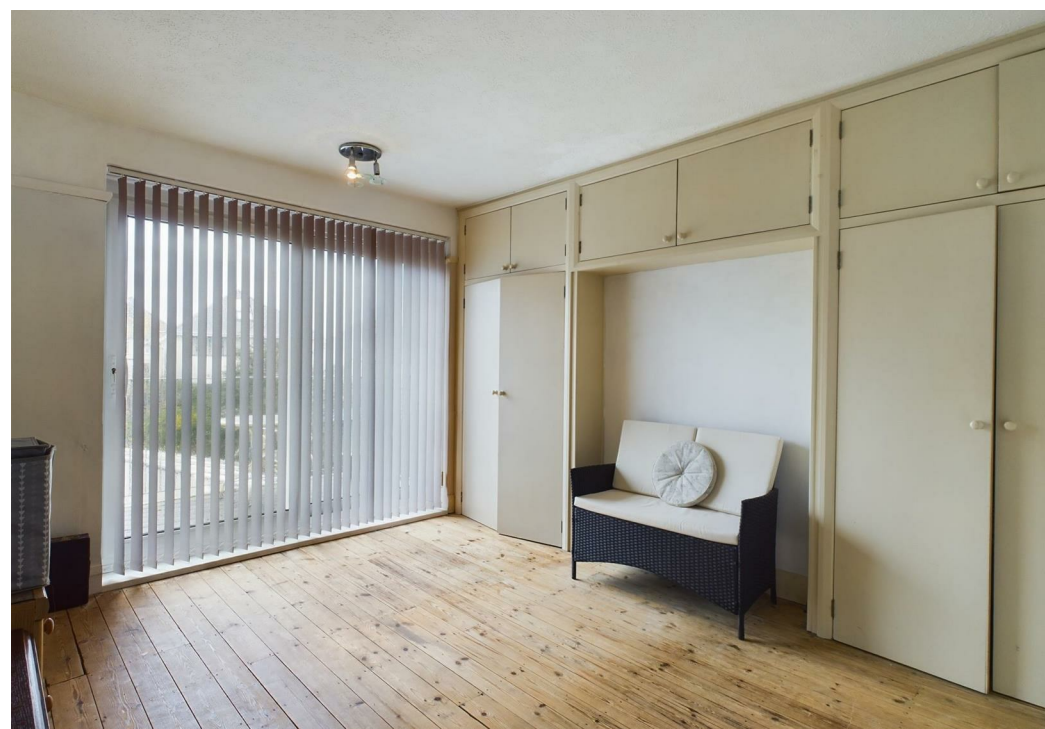
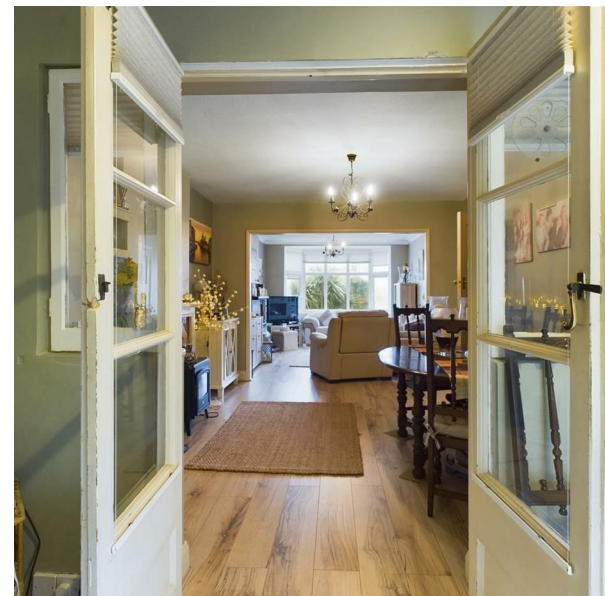


Crowborough Road, Saltdean, Brighton, BN2 8EA  
£595,000



# Crowborough Road, Saltdean, Brighton, BN2 8EA

£595,000

Council Tax Band: E

Situated in the prime location of Crowborough Road in Saltdean, this stunning detached house offers a perfect blend of comfort and coastal charm. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The three well-appointed bedrooms ensure that there is plenty of room for family or guests, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is the breathtaking sea views that can be enjoyed from various vantage points. The balconies at both the front and rear of the property allow for delightful outdoor living, where one can soak in the sun or enjoy a morning coffee while taking in the serene surroundings.

Situated close to all local amenities and the seafront, this house is ideally located for those who appreciate the convenience of nearby shops, cafes, and recreational activities. The property also boasts a garage, providing secure parking and additional storage options, while the lawned garden offers a lovely outdoor space for children to play or for gardening enthusiasts to cultivate their green thumb.

This delightful home is perfect for anyone looking to embrace the coastal lifestyle in Saltdean, combining modern living with the beauty of the seaside. Don't miss the opportunity to make this charming house your new home.

## Entrance Porch

2'3" x 5'5" (0.71 x 1.67)

## Entrance Hallway

14'6" x 5'10" (4.44 x 1.80)

## Cloakroom

2'7" x 4'1" (0.79 x 1.25)

## Living Room

15'7" x 10'7" (4.77 x 3.24)

## Dining Room

12'11" x 10'9" (3.96 x 3.28)

## Office /Study

6'0" x 12'4" (1.83 x 3.77)

## Conservatory

15'0" x 11'10" (4.59 x 3.63)

## Kitchen

8'8" x 10'1" (2.66 x 3.08)

## Utility Room

11'6" x 5'10" (3.52 x 1.80)

## Stairs to the First Floor

## Front Balcony

2'8" x 13'6" (0.82 x 4.13)

## Bedroom One

13'10" x 11'1" (4.22 x 3.39)

## Bedroom Two

12'11" x 10'7" (3.94 x 3.25)

## Rear Balcony

6'7" x 13'10" (2.01 x 4.22)

## Bedroom Three

11'8" x 7'5" (3.56 x 2.27)

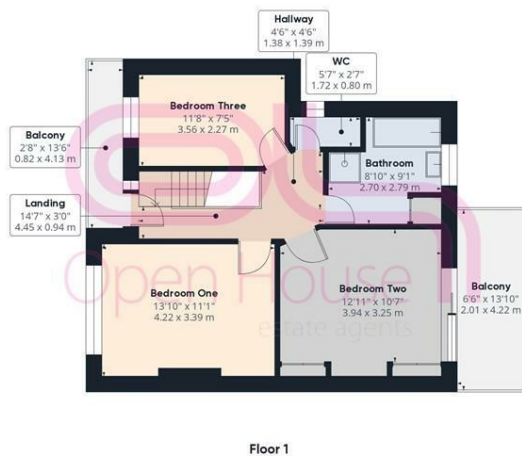
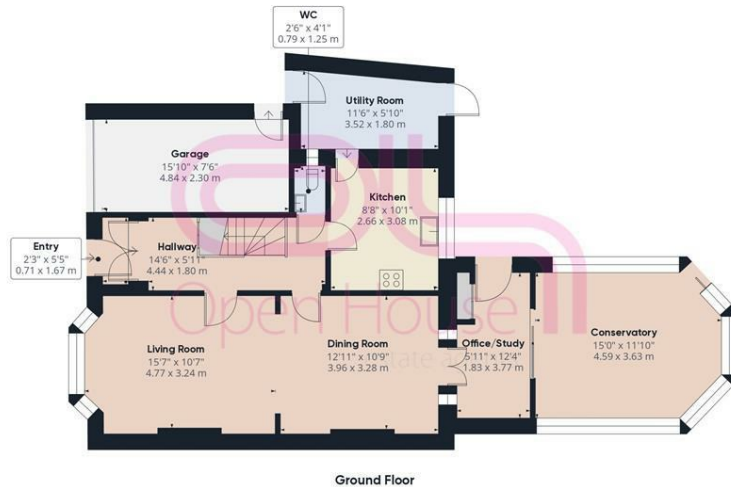
## Family Bathroom

8'10" x 9'1" (2.70 x 2.79)

## Separate WC

5'7" x 2'7" (1.72 x 0.80)





**Approximate total area<sup>(1)</sup>**

1483.28 ft<sup>2</sup>  
137.8 m<sup>2</sup>

**Balconies and terraces**

126.16 ft<sup>2</sup>  
11.72 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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