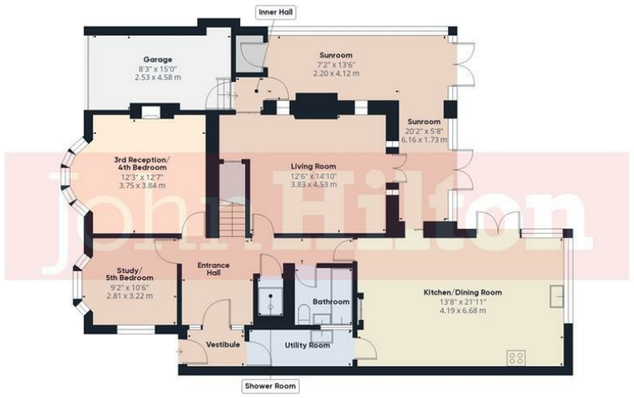
John Hilton

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
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55 Saltdean Drive
Saltdean
BN2 8SD

This attractive 1930s five-bedroom detached home has been thoughtfully updated and extended to provide generous and versatile family accommodation, while retaining much of its original period charm. Ideally positioned within walking distance of Saltdean Lido, the beach and Lustrells Vale shopping parade, the property also benefits from proximity to regular bus services into Brighton city centre.

At the heart of the home is a bright and spacious open-plan kitchen/dining room, featuring a striking wrap-around corner window overlooking the rear garden, complemented by a large lantern rooflight that floods the space with natural light. The kitchen offers an extensive range of modern Shaker-style units at base and eye level, white granite worktops incorporating a twin Butler sink, and a full suite of integrated appliances including twin Miele ovens, a wide ceramic hob, American-style fridge/freezer and Neff dishwasher. The ceramic tiled floor incorporates underfloor heating, while a central island and patio doors opening onto the good-sized west-facing garden create an ideal space for entertaining. Furthermore, there is a practical utility room with additional storage and space for a washing machine and tumble dryer, which is also accessible from the porch.

The dual-aspect living room features a character fireplace, picture rails and double doors opening into a garden room, which enjoys full-width windows and two sets of French doors leading out to the rear garden. Further benefits include a pocket door connecting to the kitchen/dining room and integral access to the garage.

A third reception room/fourth bedroom with a bay window and window seat offering views across Saltdean Park towards the sea, a study/fifth bedroom also with a front-facing bay window, a bathroom and a separate shower room complete the ground floor.

To the first floor there are three well-proportioned bedrooms, two of which benefit from en-suite shower rooms that were updated two years ago and feature underfloor heating. The principal bedroom further enjoys walk-in storage in addition to a double wardrobe, while a separate WC is accessed from the landing.

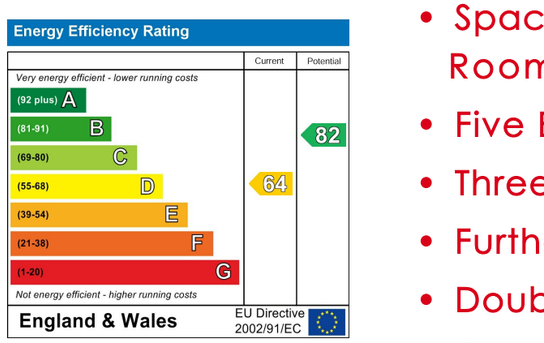
Outside, a block-paved driveway provides ample off-road parking and leads to an integral garage with power, lighting and an electric car charging point. The well-established level rear garden is beautifully maintained and predominantly laid to lawn with shingle borders. A raised shingle area housing palm trees and a timber shed adds further interest, while a large, paved patio accessed from the garden room provides excellent space for outdoor dining and entertaining.

Viewing of this characterful property is highly recommended.









Council Tax Band: **E**

- Attractive 1930s Detached House
- Spacious Open-Plan Kitchen/Dining Room
- Five Bedrooms & Three Receptions
- Three Bathrooms (Two En-Suite)
- Further Shower & Separate WC
- Double Glazing Throughout
- Garage with Electric Car Charging Point
- Off-Road Parking
- Westerly Rear Garden
- Flexible Accommodation with Sea View

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