



**Coombe Vale
Saltdean
Brighton
East Sussex
BN2**

Offers In Excess Of £760,000

bettermove

Coombe Vale

Brighton

Bettermove are proud to present this 4 bedroom detached house in Saltdean. Available with no forward chain.

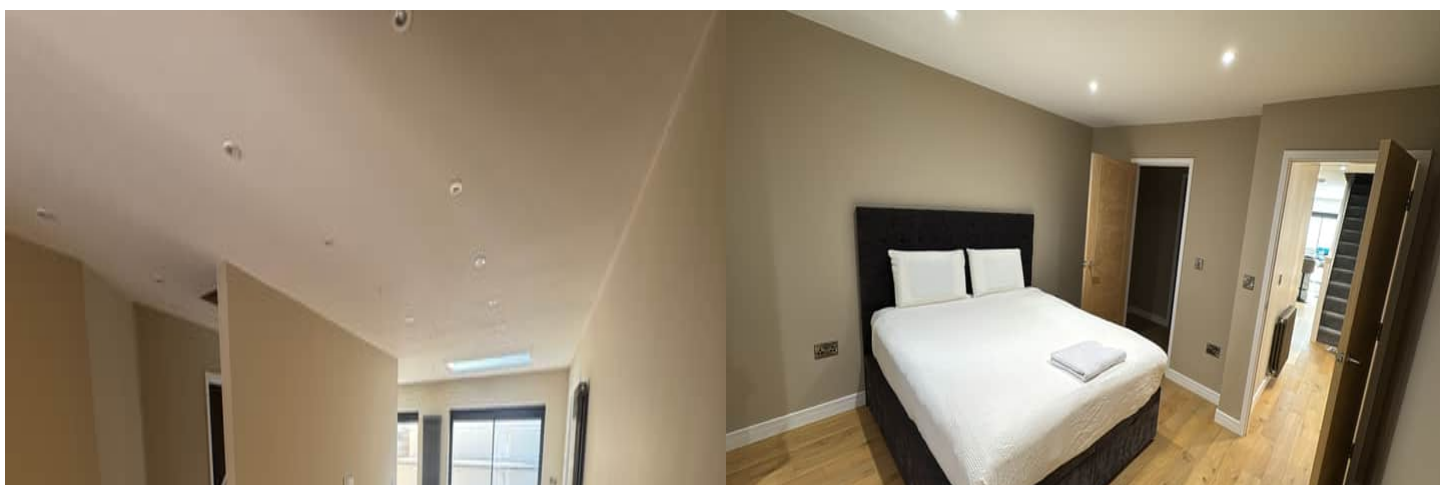
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living, dining and fitted kitchen, utility room, 2 bedrooms, downstairs shower room and family bathroom on the ground floor. The first floor consists of 2 bedrooms and the shower room. The exterior boasts a private rear garden, perfect for enjoying the summer months which includes the outbuilding, which consists of the kitchen, bathroom and office space or it can be used as another bedroom.

Located in the popular village of Saltdean, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Southease train station (9.0 miles), variety of bus routes and the A26.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



COOMBE VALE

Approx. Gross Internal Floor Area (Excluding Outbuilding) 143.27 sq m / 1542.14 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk