



**Ardingly Road, Saltdean, BN2 8EG**  
Asking Price £270,000

## Ardingly Road, Saltdean, BN2 8EG

Discover this generously sized three-bedroom apartment in a house conversion, boasting a private garden, off-street parking, and a prime location moments from Saltdean Beach.

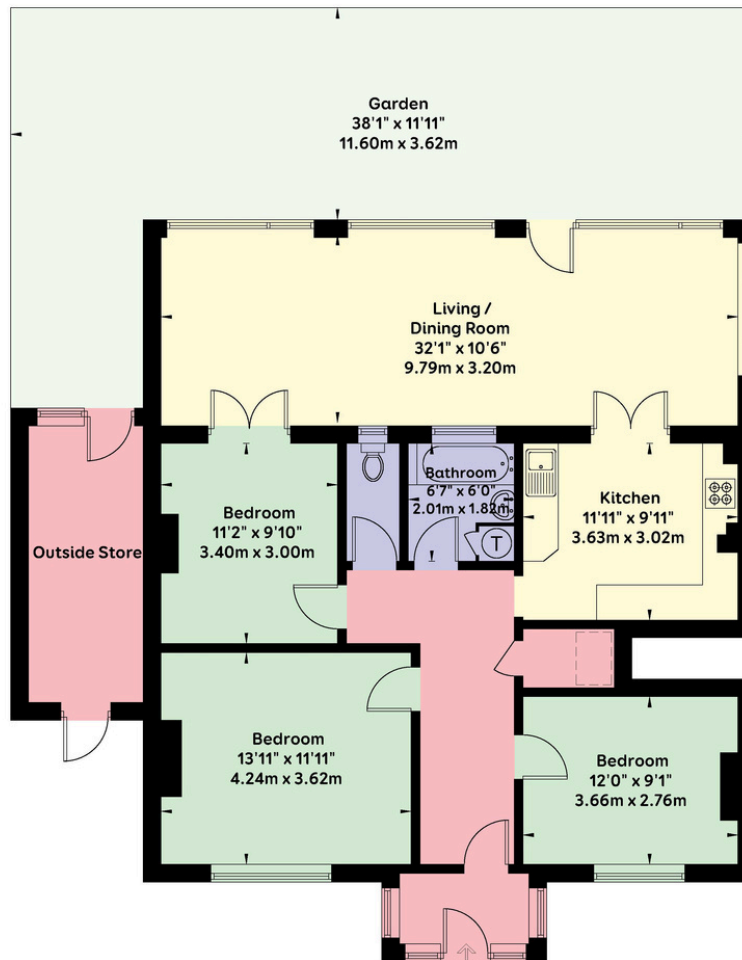
Nestled in the desirable coastal locale of Ardingly Road, Saltdean, this three-bedroom apartment offers a unique blend of spacious living and unparalleled convenience. Forming part of a charming house conversion, this property stands out with its own private street entrance, providing a sense of independence and exclusivity rarely found in apartment living. Spanning an impressive 1125 sq ft (105 sq m) all on one level, the accommodation is generously proportioned, offering ample space for comfortable living and entertaining.

One of the most significant advantages of this property is the inclusion of private off-street parking, a highly sought-after amenity, ensuring convenience and peace of mind. Furthermore, the apartment benefits from its own private rear garden, an invaluable outdoor space perfect for al fresco dining, gardening, or simply unwinding in the fresh air. This private oasis offers a tranquil escape from the hustle and bustle, providing a perfect setting for both quiet enjoyment and social gatherings.

Location is paramount, and Ardingly Road excels in this regard. Situated within moments of the picturesque Saltdean Beach, residents can enjoy invigorating coastal walks, sea air, and the beauty of the coastline daily. The property's prime position ensures excellent connectivity, with local amenities including shops, reputable schools, and efficient transport links all within easy reach. This makes it an ideal choice for a diverse range of buyers, from those seeking a peaceful coastal lifestyle to commuters requiring convenient access to the wider Brighton area and beyond.

This apartment represents a fantastic opportunity to acquire a substantial and well-located home, combining the benefits of apartment living with the privacy and space often associated with a house. Its unique features, including the private entrance, off-street parking, and private garden, set it apart in the market.



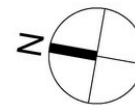


**Ground Floor**  
**104.6 sq m / 1125 sq ft**

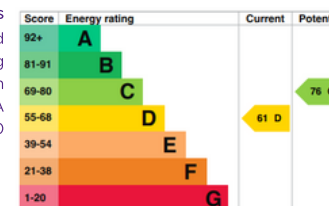
APPROXIMATE GROSS INTERNAL AREA = **104.6 sq m / 1125 sq ft**  
 INCLUDING LIMITED USED AREA OF (OUTSIDE STORE) = **10.1 sq m / 108 sq ft**

Floor plan is for illustration and identification purposes only and is not to scale.  
 Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
 This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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#### Energy Performance Certificate



#### Agents Notes

Tenure Leasehold  
 973 Year Lease Term Remaining  
 Service Charge Approx £840 Per Annum  
 Ground Rent N/A  
 Council Tax Band D



#### Please note:

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# Oakley

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