



**GOLDIN
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**FOR
SALE**

Arundel Drive East, Saltdean, BN2 8SL

£899,950

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£899,950

An impressive detached family residence, standing in lovely secluded landscaped gardens, occupying a superb elevated position with truly stunning views over Saltdean park towards the sea.





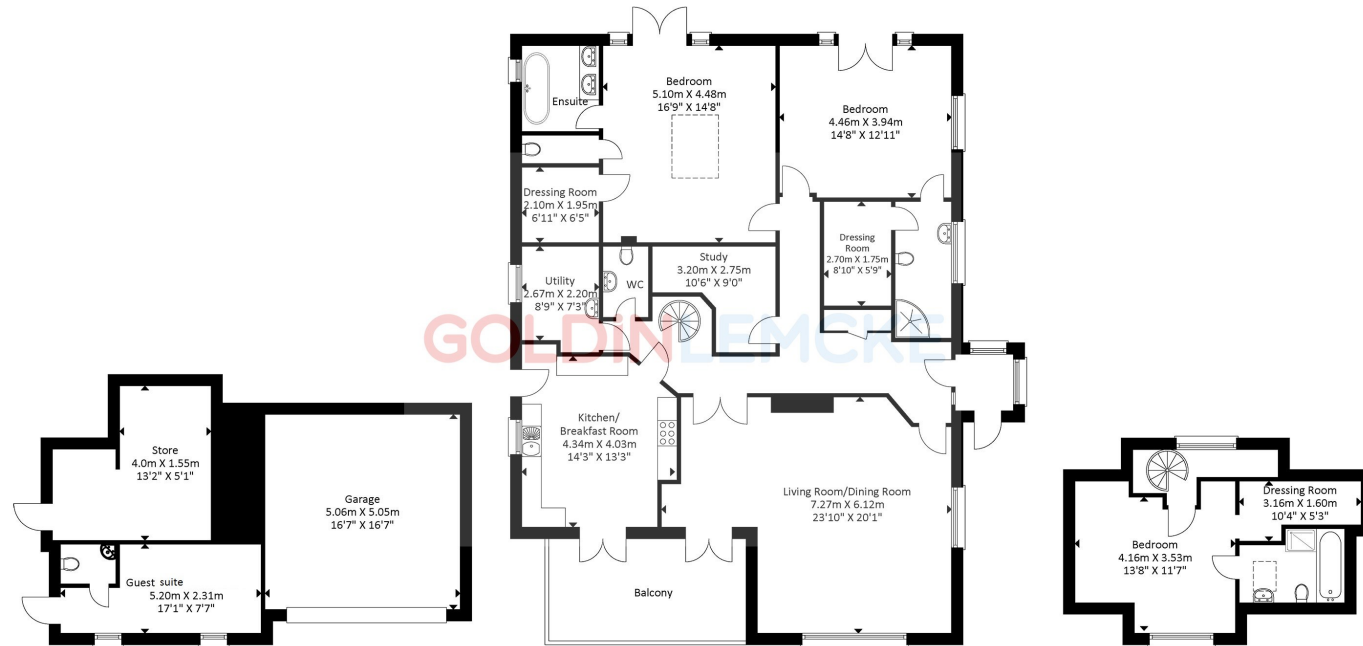
Rooms & Sizes

- Living/dining Room: 23' x 20' 1"
- Kitchen: 14' 3" x 13' 3"
- Study: 10' 6" x 9'
- WC
- Utility: 8' 9" x 7' 3"
- Bedroom: 16' 9" x 14' 8"
- Ensuite/Dressing Room
- Bedroom: 14' 8" x 12' 11"
- Ensuite/Dressing Room
- Bedroom: 13' 8" x 11' 7"
- Ensuite/Dressing Room
- Guest Suite
- Store

Further Information

This attractive white rendered marine style residence is situated in a favoured residential location, set back from the road, in an elevated position directly overlooking Saltdean Park. The property provides lovely light and spacious living accommodation arranged principally over two floors, with the advantage of a separate guest suite, storage room and security cameras. The property is beautifully presented and appointed throughout and particular features include a lovely large living room with huge picture windows taking in the southerly vista, superbly fitted kitchen/breakfast room with underfloor heating and under unit lighting, along with modern en suites and dressing rooms to each of the three bedrooms. The property stands in beautiful landscaped and secluded gardens complete with lights and a useful shed. Worthy of particular mention is the large front terrace with its retractable awning which provides fabulous views across the park towards the sea. The property offers off road parking for two cars, together with an electric double garage. Early and internal viewing is highly recommended by the owner's sole agents.

Arundel Drive East



Ground Floor
Approximate Floor Area
607.08 sq ft
(56.40 sq m)

Raised Ground Floor
Approximate Floor Area
1670.55 sq ft
(155.20 sq m)

First/Top Floor
Approximate Floor Area
298.16 sq ft
(27.70 sq m)

Approximate Gross Internal Area = 239.30 sq m / 2575.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

GDIMPACT

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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