



**EPC - D**

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**Any floor plans shown are for identification purposes only and are not to scale**

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**72 Chichester Drive West, Saltdean, BN2 8SF**  
**£595,000**



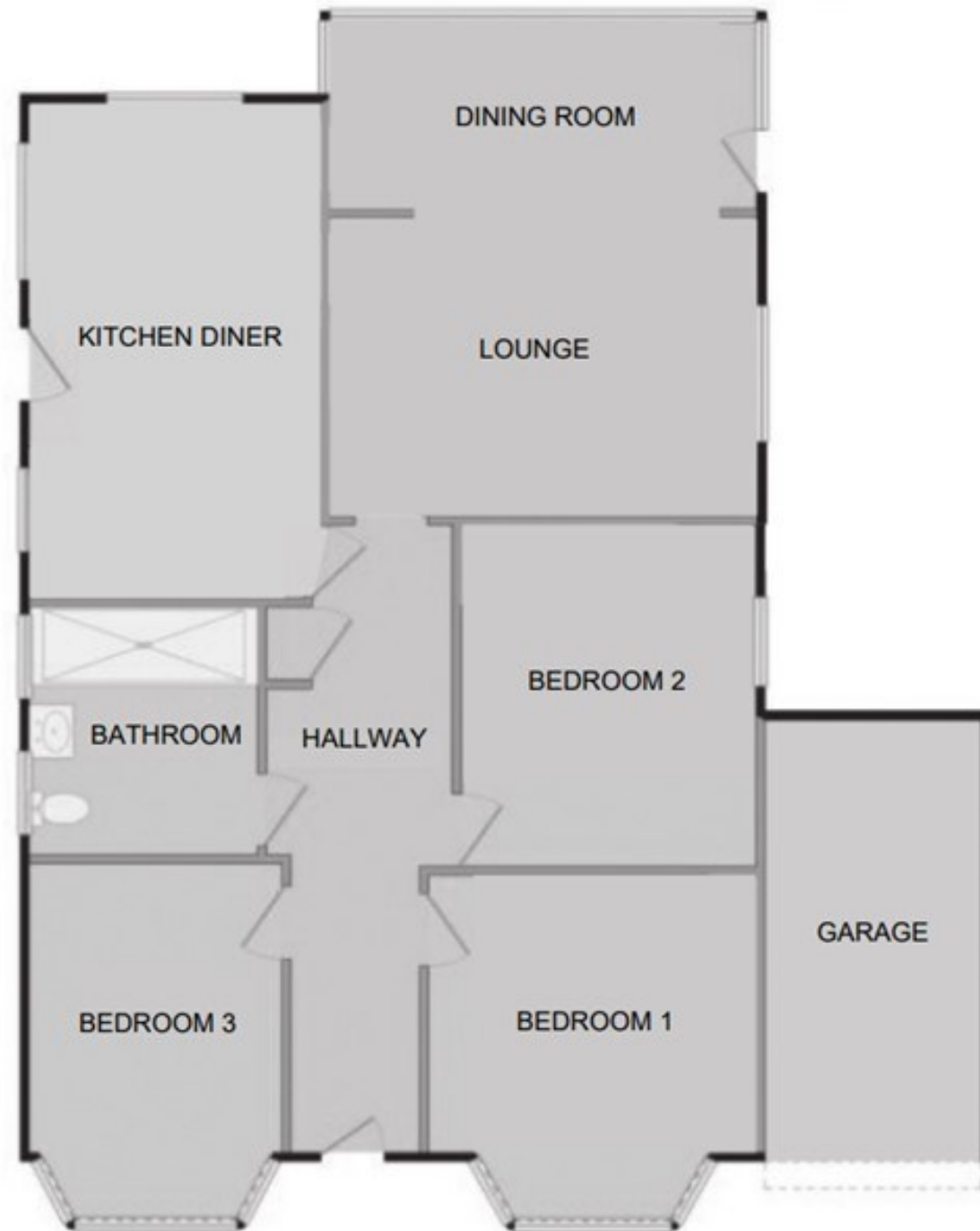
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A very spacious and extremely well presented detached 3 bedroom bungalow situated in one of Saltdean's sought after roads, just a few yards from Lustrells vale's shops, bus services giving frequent access to Brighton City Centre and close to Saltdean Primary School. Saltdean Park is also just around the corner and the seafront with beach access is about a 10 minute walk.

The present owner has completely modernised the property to a high standard to include new Gas central heating including a Worcester Bosch boiler, a superb Kitchen, refitted bathroom, replastered walls and beautifully kept newly landscaped gardens. The property offers exceptionally bright and spacious rooms and an internal viewing is highly recommended.

The Spacious Entrance hall runs from front to back and gives the property an immediate feeling of light and space. The lounge is to the rear of the property and opens up into a nice dining area with full width windows and doors to the rear garden. The Kitchen/Dining room has been refitted with white high gloss handless base units finished with solid natural wood work surfaces. There are 'Neff' integrated appliances to include an oven, hob, cooker hood, dishwasher, washing machine and fridge/freezer. There is plenty of space for a large table and the kitchen is finished with a high quality porcelain tiled floor. There are 3 windows with fitted blinds and a door to the garden.

The 3 bedrooms are all double rooms and have oak flooring and windows with fitted blinds. The bathroom has again been fitted to a high standard and has fully tiled walls and a tiled floor. Outside, the property has a garage to one side with power and light and its own private driveway. The front garden is very neatly laid to lawn with a central path to the front door. The rear garden is south facing and very private. The current owners have invested a lot of time into the garden and it has well stocked borders and a neat lawn area.



#### ENTRANCE HALL

**LOUNGE 18'4" x 11' (5.59m x 3.35m)**

**DINING ROOM 18'4" x 7' (5.59m x 2.13m)**

**KITCHEN/DINING ROOM 18' x 10'9" (5.49m x 3.28m)**

**BEDROOM 1 12'8" x 10'11" (3.86m x 3.33m)**

**BEDROOM 2 12'1" x 10'3" (3.68m x 3.12m)**

**BEDROOM 3 10'8" x 9'4" (3.25m x 2.84m)**

**BATHROOM 9'2" x 8'5" (2.79m x 2.56m)**

**GARAGE 16' x 8' (4.88m x 2.44m)**