



15 Arundel Drive West, Saltdean, BN2 8SJ

£1,250,000

CarruthersandLuck
SalesandLettings



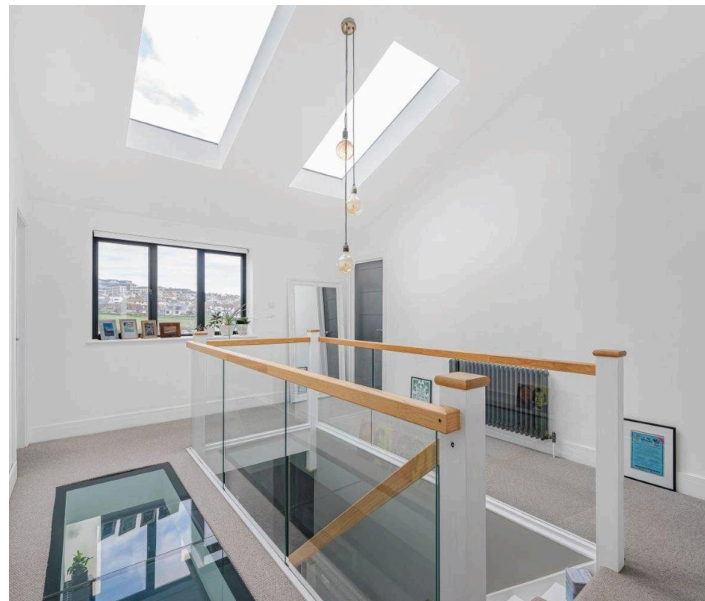
15 Arundel Drive West

Saltdean

A fantastic opportunity to purchase a stunning, newly constructed* 5 bedroom detached house located in one of the areas premier roads opposite Saltdean Park and the Lido with incredible Sea views.

The vendors purchased the property through us in 2019 and have spent the last couple of years developing it into a superbly spacious and imposing detached house that has a great layout including a feature 37' open plan family room consisting of a high quality Kitchen, Dining area and a Living area with dual aspect log burner. In addition to this room the property also has a separate Lounge with views over the park.

* The property has been a ground up renovation. It is not as such, a new build though has had everything done including a first floor added, extension of the ground floor and complete refurbishment.



- 37' open plan family room opens onto the rear garden
- High quality Kitchen with large focal Island
- Feature 17' x 12' Galleried Landing with Sea views
- Separate 2nd Lounge
- Large Garage
- Lovely views to the Sea, Saltdean Park and to the downs

15 Arundel Drive West

Saltdean

ENTANCE HALL 19'4" x 7'4" (5.91m x 2.25m)

LOUNGE 18'1" x 12'5" (5.51m x 3.81m)

OPEN PLAN KITCHEN/LIVING ROOM 37' x 13'5" (11.27m x 4.11m)

UTILITY ROOM 22'1" x 6' (6.73m x 1.82m)

BEDROOM 5 10'9" x 9'3" (3.32m x 2.83m)

EN-SUITE SHOWER ROOM 10'2" x 4'2" (3.10m x 1.28m)

OPEN GALLERIED LANDING 16'9" x 12'1" (5.15m x 3.68m)

BEDROOM 1 12'6" x 11'2" (3.84m x 3.41m)

EN-SUITE DRESSING ROOM 8'1" x 5'6" (2.46m x 1.7m)

EN-SUITE SHOWER ROOM 8' x 6'9" (2.43m x 2.10m)

BEDROOM 2 12' x 11' (3.65m x 3.35m)

BEDROOM 3 12' x 11' (3.65m x 3.35m)

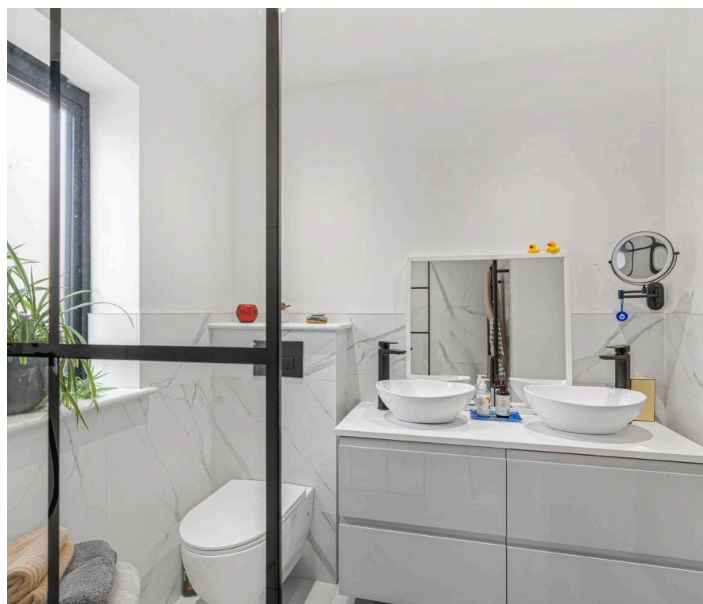
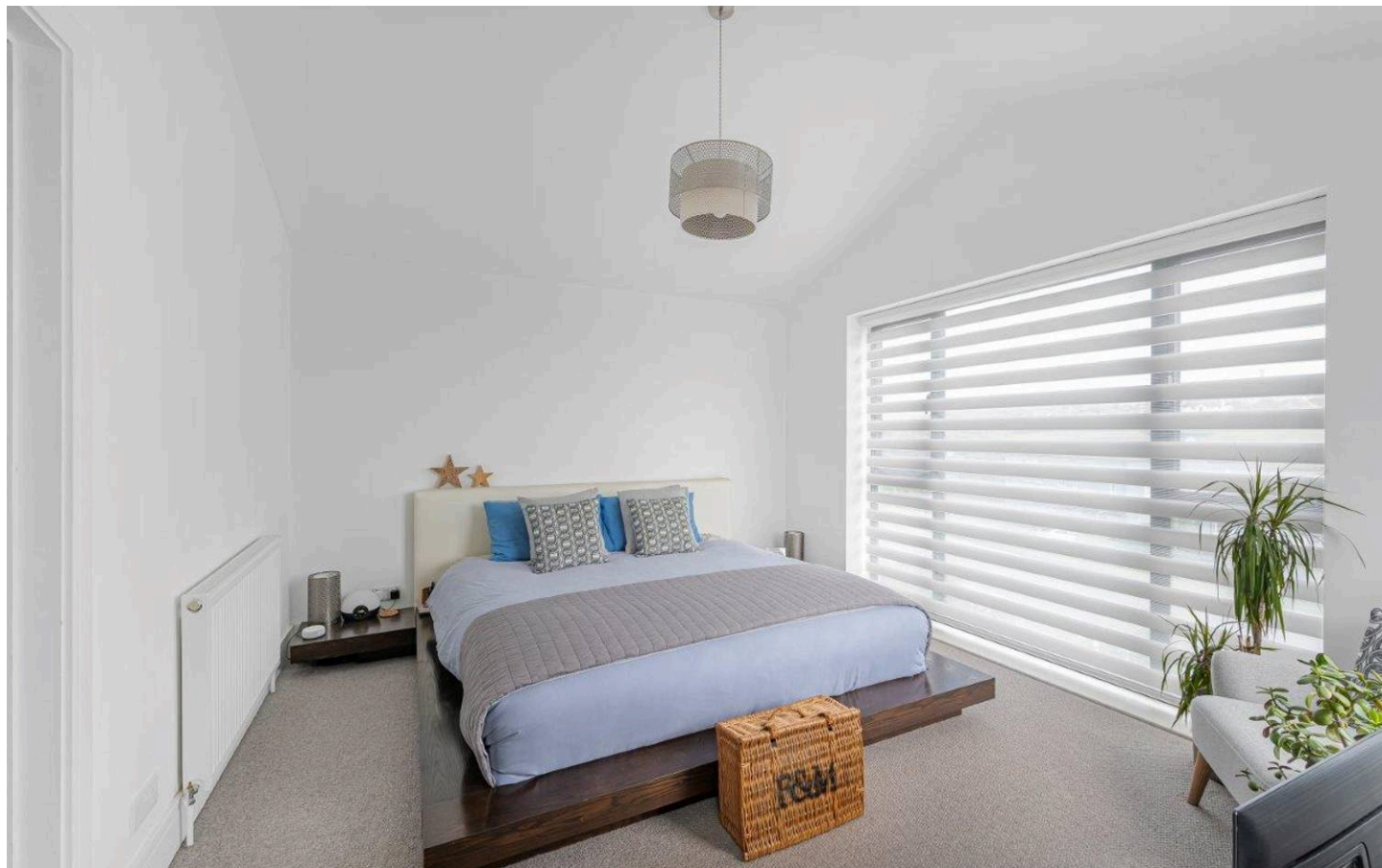
BEDROOM 4 13' x 11' (3.96m x 3.35m)

BATHROOM 11'9" x 7'9" (3.62m x 2.40m)

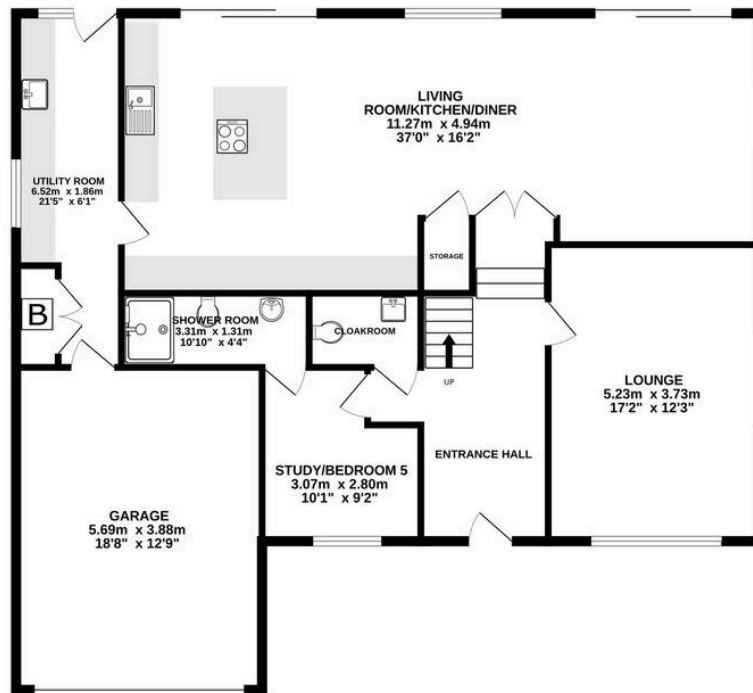
Council Tax band: D

Tenure: Freehold

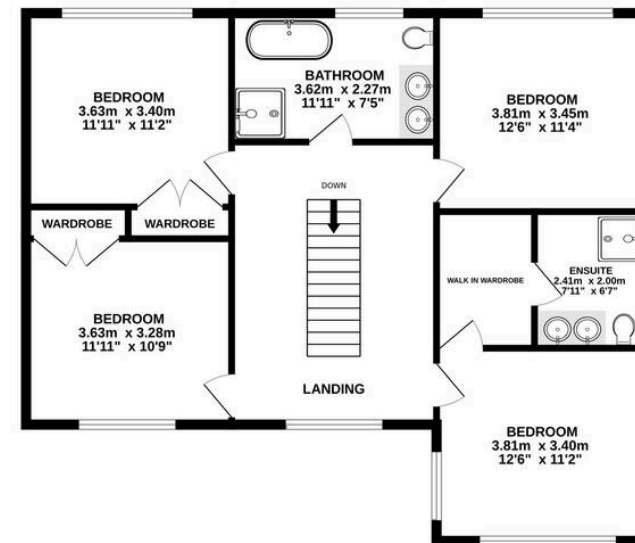
EPC Energy Efficiency Rating: C



GROUND FLOOR
133.6 sq.m. (1438 sq.ft.) approx.



1ST FLOOR
87.3 sq.m. (940 sq.ft.) approx.



15 ARUNDEL DRIVE WEST SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 220.9 sq.m. (2378 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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