



Tumulus Road, Saltdean, BN2
£550,000 - £585,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Tumulus Road, BN2

4 Bedrooms | 2 Bathrooms | 1 Living Room
1348 sq ft | West Saltdean

Nestled in the tranquil neighborhood of Saltdean, this inviting 4-bedroom family home on Tumulus Road offers the perfect blend of comfort, convenience, and natural beauty. With its spacious interiors, ample parking, and stunning garden with direct access to the picturesque Sussex Downs, this property is an oasis of suburban living.

2 minutes from a popular primary school and child friendly park, with a secondary school within a 10 minute drive it also offers a healthy lifestyle with easy access to the beach and South Downs National Park. Attracting professionals, families and investors, Saltdean has plenty of local amenities and good transport links just 10 minutes from Brighton and 40 from Gatwick.





The ground floor features a cozy living room, perfect for relaxing and entertaining. This room connects seamlessly to the unusually large garden, with gated access to the South Downs, offering tranquil morning walks.

The separate kitchen/dining area is designed with family meals in mind, providing ample storage and essential appliances such as a dishwasher, washing machine, and fridge/freezer. A convenient shower room is located at the rear of the kitchen.

The first double bedroom is situated on the ground floor, while the second is positioned between the family bathroom and bedroom one. Upstairs, two additional well-sized bedrooms offer privacy and comfort, with the added benefit of new windows.

This home is ideal for families seeking a large garden, excellent schools, and easy access to the beach and South Downs.





LOCATION GUIDE

Good to Know

Shops: Local shops 2 mins, Rottingdean 3 min drive, Marina 10

Train Station: Brighton Station 20-25 mins

Seafront or Park: Saltdean Park 2 minutes, sea within 5 minutes

Education

Primary: Saltdean Primary

Secondary: Longhill

Sixth Form: BHASVIC, City College, Sussex Downs Lewes

Private: Roedean, Brighton College, Lewes Old Grammar

Saltdean, nestled by the sea and bordering the National South Downs Park, fosters a warm community vibe. It's a magnet for families and professionals alike, boasting local amenities such as quaint shops, cafes, and eateries. The heart of the town features a central park offering recreational activities like miniature golf, tennis, and a playground, complemented by a charming café. Notably, the primary school holds a Good Ofsted rating as of now. Rottingdean, a picturesque coastal village, lies just a stone's throw away. Moreover, the vibrant Marina, with its array of harborside restaurants, a health club, and cinemas, is a mere 10-minute drive. Situated approximately 20 minutes from Brighton's bustling city centre and conveniently connected by bus routes, Saltdean is also within reasonable commuting distance of Lewes and Gatwick Airport, approximately 30 and 45 minutes away, respectively.

