

## Tumulus Road, Saltdean, BN2 8HG

Approximate Gross Internal Area = 78.5 sq m / 845 sq ft

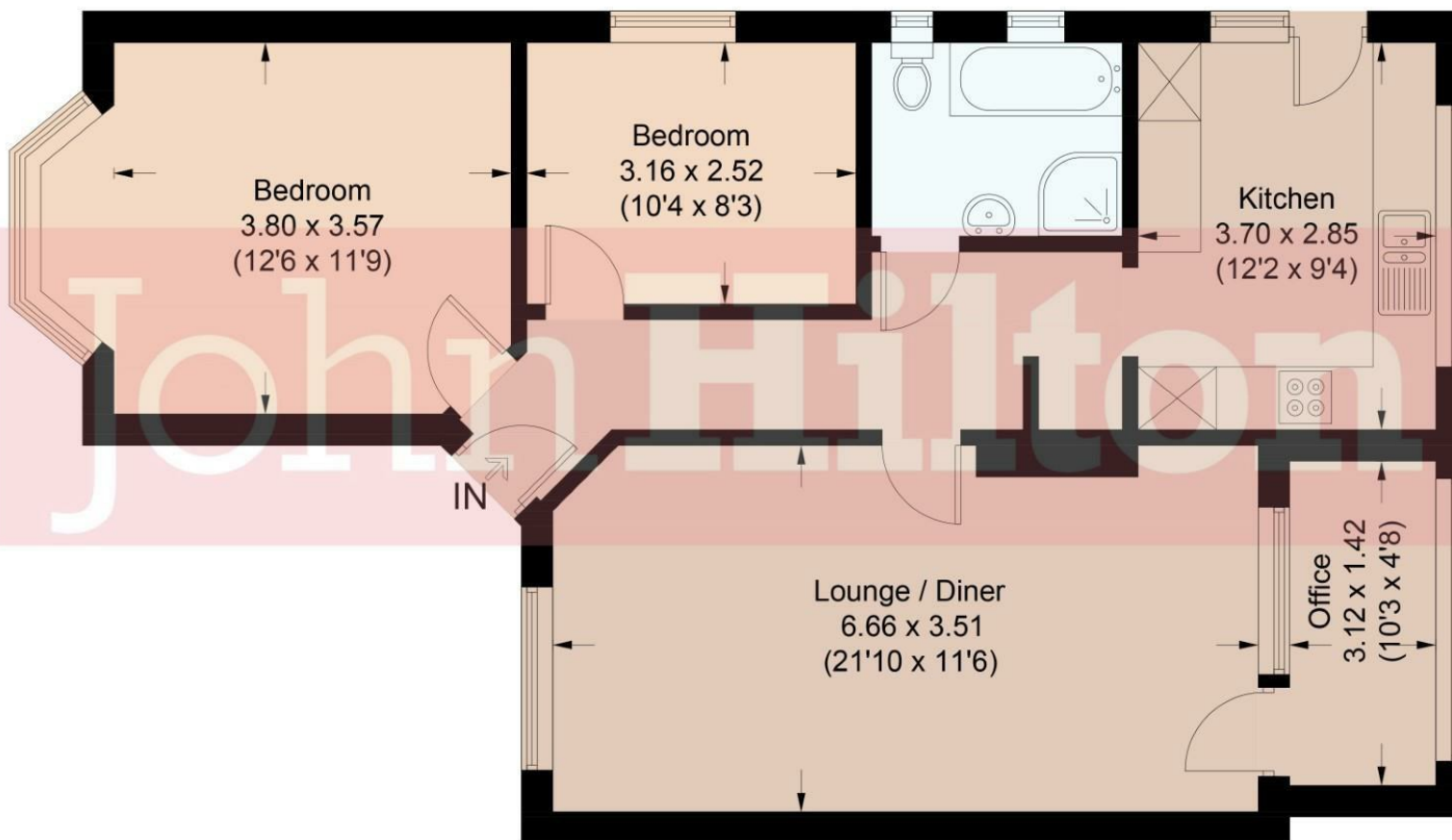


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 845.00 sq ft

86 Tumulus Road, Saltdean, BN2 8HG

To view, contact John Hilton:  
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**Guide Price £385,000-£400,000**  
**Freehold**





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# 86 Tumulus Road Saltdean BN2 8HG

\*\*\* GUIDE PRICE £385,000-£400,000 \*\*\*

A well-presented semi-detached two bedroom bungalow with south-facing rear garden, favourably positioned in West Saltdean within level walking distance of local amenities, Saltdean Lido, Saltdean Oval Park, local school, the seafront and regular bus services into Brighton city centre.

The bungalow is presented in good decorative order and is ready to move into with double glazed windows throughout and potential for a loft conversion (subject to usual consents). The front garden is laid to pebble shingle with gated side access to the rear and offers potential for a garage or conversion into a driveway.

Accommodation comprises a good size entrance hall with access to the loft, a fully-tiled modern bathroom with shower and bath tub making it suitable for families with young children, a kitchen with wooden wall and base units offering a southerly aspect and access onto the rear garden, and two bedrooms which are both doubles - ideal for a young family. As you enter the spacious living/dining room featuring a 'hole in the wall' gas fire, you are greeted with light and a dual aspect with windows and door into a bright office space overlooking the rear garden, perfect for those who work from home. The rear garden is currently split into two sections with a paved patio area and decorative brick mosaic areas surrounded by soil with potential to cultivate a lawn.

The property is being sold with no onward chain and viewing is highly advised.



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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 83        |
| (69-80) C                                   | 63                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band: **C**

- Two Bedroom Semi-Detached Bungalow
- Potential for Loft Conversion (STUC)
- South-Facing Rear Garden
- Bright & Sunny Lounge/Dining Room
- Double Glazing Throughout
- Level Access
- Minutes from Bus Stop with Regular Services into Brighton
- Within 20-Minute Walk or 3-Minute Drive of Saltdean Lido & Beach & Local Amenities
- Sensible Offers Considered
- NO ONWARD CHAIN