

# JohnHilton

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Est 1972



Ground Floor



Floor 1



Total Area Approx 1242.86 sq ft

78 Tumulus Road, Saltdean, BN2 8FS

To view, contact John Hilton:  
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## 78 Tumulus Road Saltdean, BN2 8FS

### Approach

Level driveway and block paved and Tarmac forecourt with parking for three vehicles, leading to open porch and part-double glazed UPVC front door.

### Entrance Hall

Good size hall with access to boarded and insulated loft space housing gas boiler.

### Lounge/Dining Room

6.68m x 3.40m (21'10" x 11'1")

Dual aspect with double glazed window to front and sliding patio door to rear garden. Modern wood-effect flooring, open fireplace with wood burner and stone hearth, stairs leading to first floor, part-glazed door leading to:

### Kitchen/Breakfast Room

4.13m x 3.62m (13'6" x 11'10")

Dual aspect with double glazed window overlooking rear garden offering views to the South Downs, and part-glazed UPVC door to side path. Modern white flat-front base and wall units, modern square-edge worktops with matching upstand, inset stainless steel single bowl sink with drainer and mixer tap, integrated double oven, five-ring ceramic induction hob with modern extractor hood over, space and plumbing for dishwasher. Separate built-in storage cupboard for Hoover and ironing board. Inset LED downlights, part-glazed door to hallway.

### Utility Room

0.74m x 1.70m (2'5" x 5'6")

Double glazed window to side, space and plumbing for washing machine and tumble dryer.

### Bedroom 4

2.49m x 2.37m (8'2" x 7'9")

Double glazed window to side, neutral carpet.

### Wet Room

Obscure double glazed window to side. Glass shower screen, Mira power shower with hand-held shower attachment on riser, low-level WC, wash hand basin, heated towel rail, extractor fan, tiled floor.

### Bedroom 3

3.39m x 3.54m (11'1" x 11'7")

Double glazed bay window with views to front, built-in open storage, neutral carpet.

### First Floor Landing

Stairs ascend from Lounge/Dining Room, with double glazed window to side offering stunning views to South Downs.

### Bedroom 1

3.74m x 3.40m (12'3" x 11'1")

Good size double bedroom with double glazed window offering views to the South Downs, two walk-in wardrobes with shelf and hanging space, neutral carpet.

### Bedroom 2

3.98m x 2.38m (13'0" x 7'9")

Double glazed window with westerly aspect, built-in double wardrobe, neutral carpet.

### Bathroom

Modern family bathroom with freestanding bath, separate double shower with rainfall shower head and hand-held attachment on riser, low-level WC, wash hand basin, heated towel rail, tiled floor, part-tiled walls and obscure double glazed window to rear.

### Garage - Office/Gym

4.70m x 2.28m (15'5" x 7'5")

Attached garage with roller shutter front door and part-glazed UPVC door to rear, having been boarded out for use as a home office/gym. This can be opened up should you wish to use for vehicular access.

### Rear Garden

Southerly aspect with raised patio leading from living room having obscure glass balustrades with steps down to a mature lawned garden with shrub borders and garden shed.



This detached four bedroom chalet bungalow offers versatile accommodation and is presented in excellent decorative order throughout. It has a level approach to the front door with ample off-road parking for all the family, and benefits from southerly views to the South Downs. The ground floor comprises a spacious hallway offering access to the fully boarded loft, dual aspect living room with sliding doors onto rear patio and garden, modern dual aspect kitchen/breakfast room with contemporary white units, two bedrooms and wet room with shower. On the first floor is a landing with stunning South Downs views, two double bedrooms - both with built-in storage - and a modern family bathroom with freestanding bath and separate double shower. The property has a good size lawned rear garden with raised patio, garden shed and a southerly aspect, and an attached garage which has been fitted out as a home office/gym. The beach is within a 25-minute (0.8 mile) walk, and Saltdean is well-served with local and national shops, cafes and restaurants, a primary school, regular bus services into Brighton city centre, and the famous Grade II Listed Saltdean Lido and community centre with its family-friendly leisure facilities.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(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: D

- Detached
- Four Bedrooms
- Modern Kitchen & Bathroom
- Gas Heating
- Southerly Aspect Rear Garden
- Attached Garage
- Views to South Downs
- Off-Road Parking
- Good Size Accommodation
- In Excellent Decorative Order Throughout