

JohnHilton

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Est 1972



Ground Floor



Floor 1



Total Area Approx 1242.86 sq ft

78 Tumulus Road, Saltdean, BN2 8FS

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£525,000 Freehold

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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		
	Current	Potential
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	61	77
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