



## Arundel Drive West, Saltdean Brighton BN2 8SJ

*\*GUIDE PRICE £625,000 - £650,000\* Set in one of Saltdean's most sought-after locations, this beautifully positioned three-bedroom detached bungalow occupies a desirable corner plot beside the open green expanse of Saltdean Oval Park.*



**welcome to**

## **Arundel Drive West, Saltdean Brighton**

Lovingly maintained by its current owner, the home exudes a calm and welcoming atmosphere, with generous room proportions and a layout thoughtfully designed for easy, comfortable living. The bright, south-facing living room is a real highlight - a large picture window frames attractive views across the Oval Park and fills the space with natural light throughout the day. To the rear, a modern, well-equipped kitchen provides ample worktop and storage space, room for appliances, and a convenient side door leading directly out to the garden.





**Total floor area 126.5 m<sup>2</sup> (1,362 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Arundel Drive West, Saltdean Brighton

- THREE BEDROOMS
- GARAGE
- AMAZING LOCATION
- OFF ROAD PARKING FOR MULTIPLE CARS
- POTENTIAL TO EXTEND
- CLOSE TO BUS ROUTUES
- SEASIDE LOCATION
- PERFECT FAMILY HOME

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£625,000**



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Property Ref:

RTD105240 - 0007



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