



23 Tumulus Road, Saltdean, BN2 8FR

Offers Over **£500,000**

CarruthersandLuck
SalesandLettings



23 Tumulus Road

Saltdean, Brighton

Spacious four-bedroom detached bungalow in Saltdean with views, modern kitchen, office, large garden, garage, driveway, and easy access to shops, schools, and Brighton. Ideal for families.

Upon entering the property, you are welcomed into a spacious hallway, which leads to a bright and airy lounge that boasts superb sea views towards the Downs and across Saltdean, also having a woodburning stove creating a tranquil setting for relaxation or entertaining guests. The modern refitted kitchen is equipped with contemporary appliances and ample storage, seamlessly blending style and functionality for every-day living. The property also features a refitted bathroom, with sleek fixtures and fittings, ensuring comfort and convenience. There is also a separate wc. Four well-proportioned bedrooms offer flexible options for family living together with a useful office or study, ideal for remote working or quiet reading. Each space is thoughtfully designed, with neutral décor and quality flooring throughout, allowing new owners to move straight in and personalise as desired. Internal viewing is highly recommended to appreciate the generous layout and attention to detail this bungalow provides. The property also offers plenty of scope for further extension into the roof space in line with some of the other properties around it.



CarruthersandLuck
SalesandLettings

23 Tumulus Road

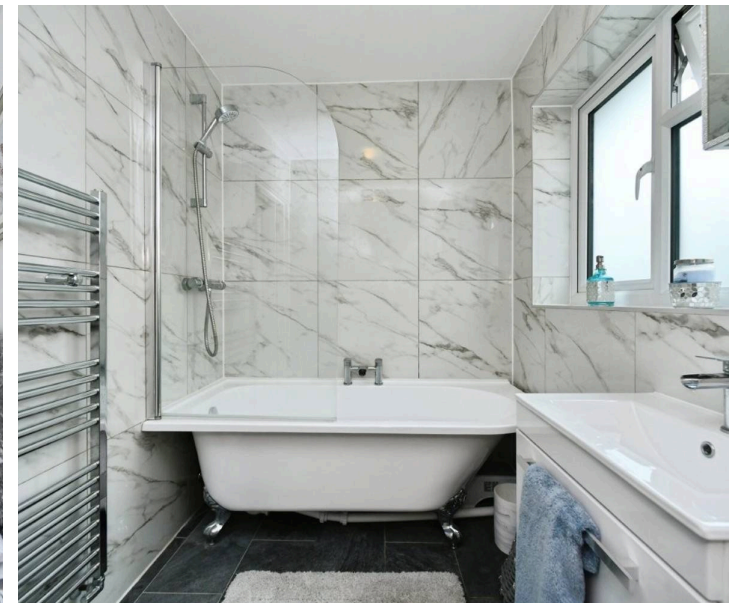
Saltdean, Brighton

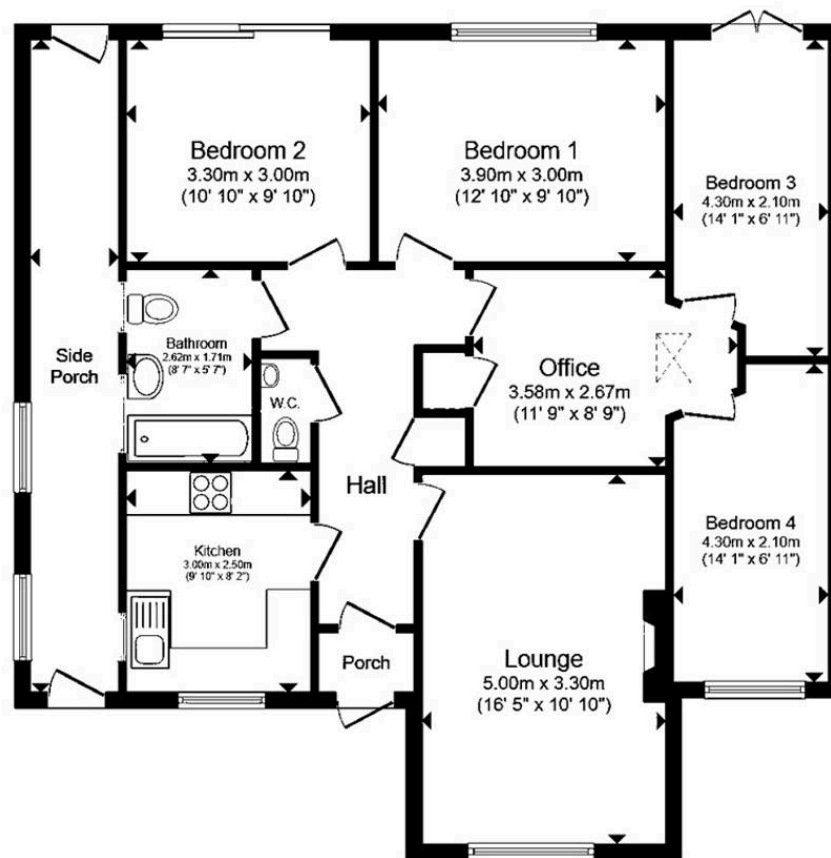
Externally, the property continues to impress with its substantial rear garden, which enjoys lovely open views to Sea and the South Downs and offers a peaceful retreat for outdoor dining, gardening, or simply unwinding in the fresh air. The garden is well maintained, featuring a combination of level lawn and mature borders, providing both privacy and a safe space for children or pets to play. A patio area adjacent to the house is perfect for alfresco entertaining or morning coffee, while the size of the garden allows for further landscaping or even the addition of a garden studio or summerhouse (subject to any necessary consents). To the front, the property benefits from a private driveway, ensuring ample parking and secure storage. The frontage is attractively landscaped, enhancing kerb appeal and setting the tone for the quality found within. With its combination of generous internal accommodation, excellent outdoor space, and a prime West Saltdean location close to amenities, schools, and transport links, this detached bungalow presents a rare opportunity for buyers seeking comfort, convenience, and stunning views.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Total floor area 101.7 m² (1,095 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

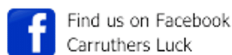
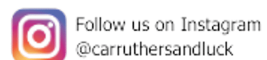
Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



CarruthersandLuck
SalesandLettings