

#### EPC - E

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Any floor plans shown are for identification purposes only and are not to scale  
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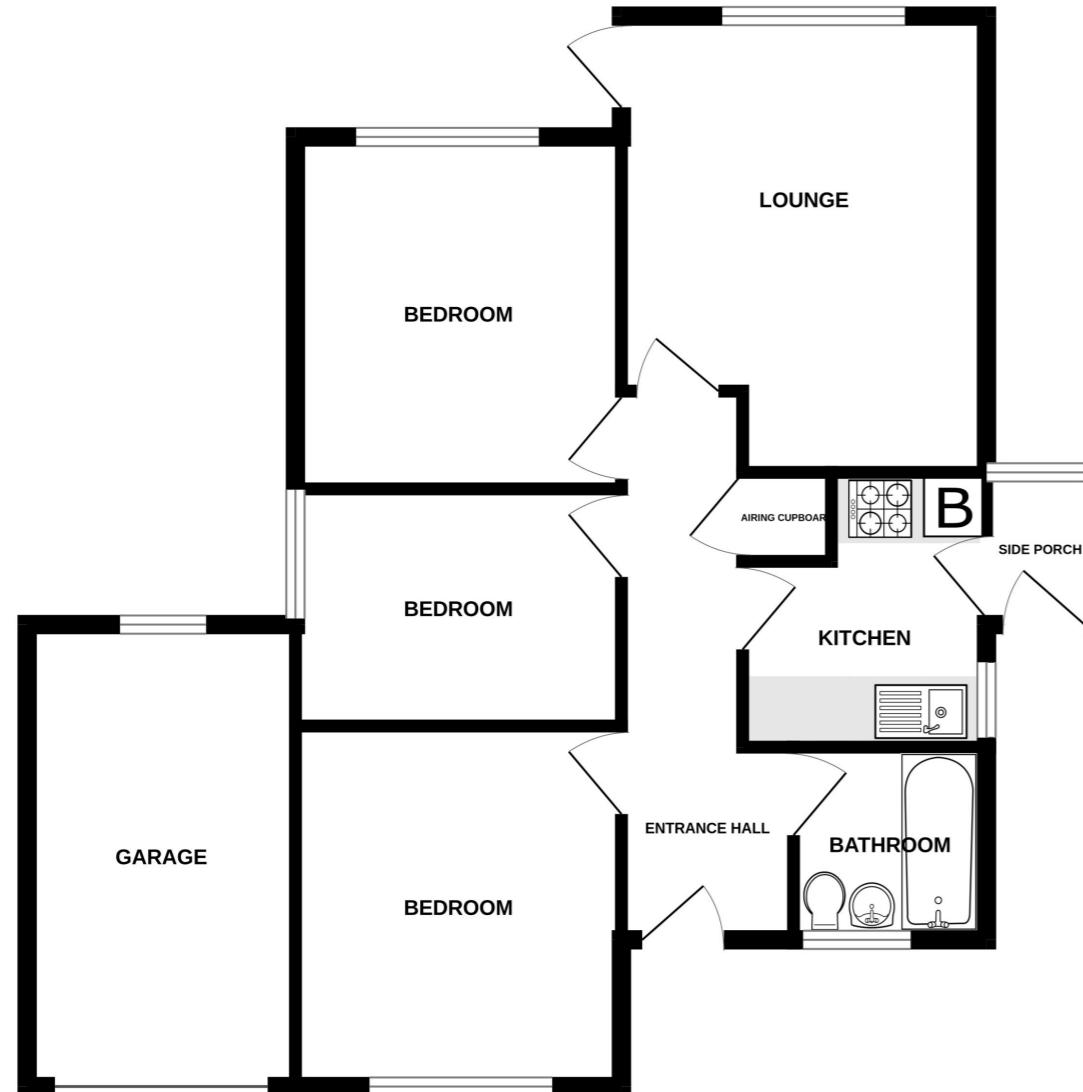
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**21 Arlington Gardens, Saltdean, BN2 8QE**  
**£365,000**



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GROUND FLOOR  
68.3 sq.m. (735 sq.ft.) approx.



A great opportunity to purchase a 3 bedroom detached bungalow located in popular West Saltdean needing updating. The bungalow backs south and has nice open views over Saltdean. The property benefits from a private rear garden, driveway and a garage.

The front door leads to a 17' entrance hall. The lounge is at the rear of the bungalow and has a door out to the south facing rear garden. The kitchen now requires modernisation and has a door to a uPVC porch which in turn leads to the garden. There are 3 bedrooms, 2 doubles and 1 single and a bathroom. The front garden is open plan and laid to lawn and has a private driveway. The rear garden is again mainly laid to lawn and also has a raised deck, making the most of the views. No chain.

**ENTRANCE HALL 17'3" in length**

**LOUNGE 13'9" x 11'1" (4.21m x 3.37m)**

**KITCHEN**

**BEDROOM 1 11' x 10' (3.35m x 3.05m)**

**BEDROOM 2 10'9" x 10' (3.28m x 3.05m)**

**BEDROOM 3 10' x 7'2" (3.05m x 2.18m)**

**BATHROOM 6' x 6' (1.83m x 1.83m)**

**GARAGE**

21 ARLINGTON GARDENS SALTDEAN BRIGHTON

TOTAL FLOOR AREA: 68.3 sq.m. (735 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the plan, no guarantee is given. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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