



Annex



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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**

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## 18 Tumulus Road, Saltdean, BN2 8FS

EPC : D

### £650,000



[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)

A spacious and well presented 3 bedroom detached bungalow with a 1 bedroom self contained annexe which are situated in a popular residential area in West Saltdean, close to a variety of local amenities and bus services to Brighton City Centre.

The bungalow offers a great amount of accommodation with its bright and airy lounge and dining room which enjoy stunning open views across Saltdean towards downland and the English Channel.

There is access to a large balcony via the lounge, the dining room leads to a good size kitchen with some built in appliances, the three bedrooms are all equipped with built in wardrobes, the bath/shower room/wc is fitted with a whites suite which includes the bath, shower cubical and a vanity unit with wash basin.

The self contained annexe is well presented and offers plenty of living space with its lounge/dining room, conservatory, good size kitchen with high gloss white units and access to a large cellar, double bedroom with built in wardrobes, bathroom/wc with a modern white suite.

Outside: the front garden offers ample off road parking with its private block paved driveway which also allows access to the garage, the rear garden has a good size paved patio and lawn area and views over Saltdean.

NB: The two properties benefit from their own entrances, separate services, double glazing and gas central heating.

**The accommodation with approximate room measurements comprises:**

**ENTRANCE PORCH 4'5" x 2' (1.34m x .63m)**

**SPACIOUS ENTRANCE HALL**

**LOUNGE 17'1" x 13'2" (5.20m x 4.03m)**

**DINING ROOM 9'7" x 9'5" (2.91m x 2.86m)**

**SOUTH WEST FACING KITCHEN 11'11" x 10'8" (3.63m x 3.25m)**

**BEDROOM 1 12'11" x 11'6" (3.94m x 3.50m)**

**BATH/SHOWER ROOM 11'6" max x 8'6" max (3.50m x 2.59m)**

**DUAL ASPECT BEDROOM 2 12'6" x 9'2" (3.81m x 2.79m)**

**BEDROOM 3 9'2" x 7'5" (2.79m x 2.25m)**

**GARAGE 16'7" x 8'7" (internal measurements) (5.05m x 2.61m)**

**GARDEN**

**SEPARATE ANNEX**

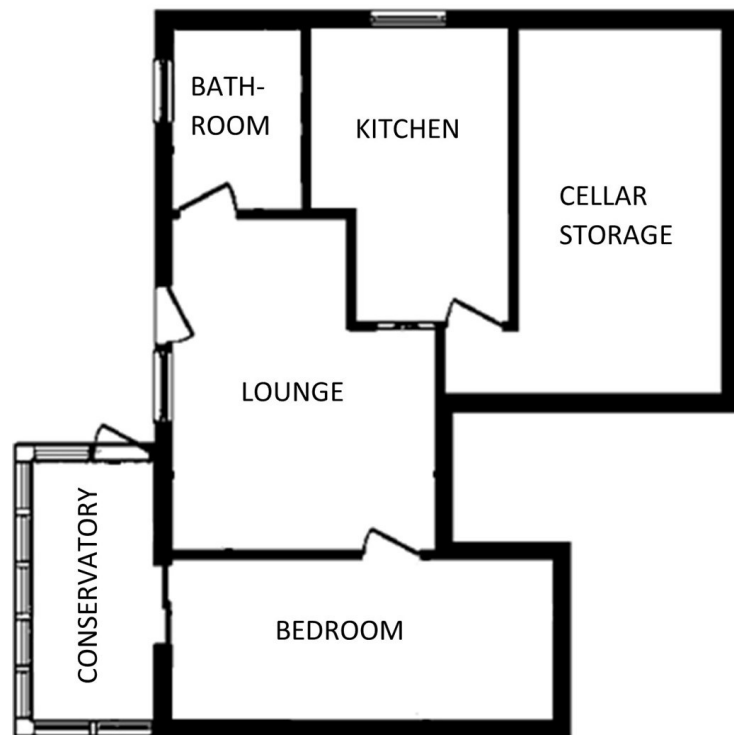
**LOUNGE 14'9" max x 8'11" max (4.51m x 2.72m)**

**KITCHEN 13'2" max x 8'11" max (4.03m x 2.72m)**

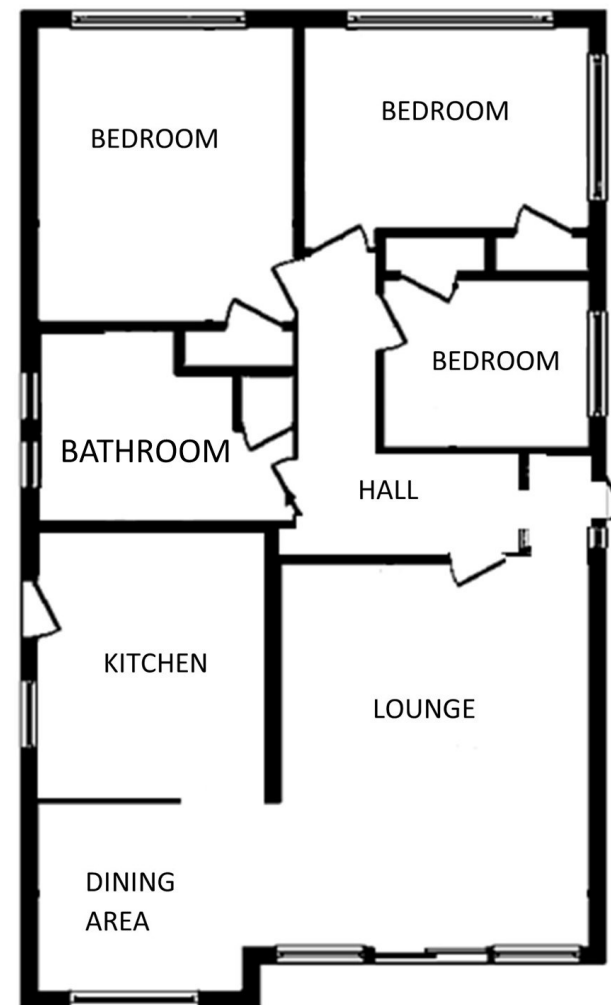
**BEDROOM 16'11" max x 7'1" max (5.16m x 2.15m)**

**CONSERVATORY 11'5" x 5'8" (3.47m x 1.72m)**

**BATHROOM/WC 8'3" x 5'9" (2.51m x 1.75m)**



**Self Contained Annexe**



**Bungalow**