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**Any floor plans shown are for identification purposes only and are not to scale**

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**117 Tumulus Road, Saltdean, BN2 8HG**

**EPC : D**

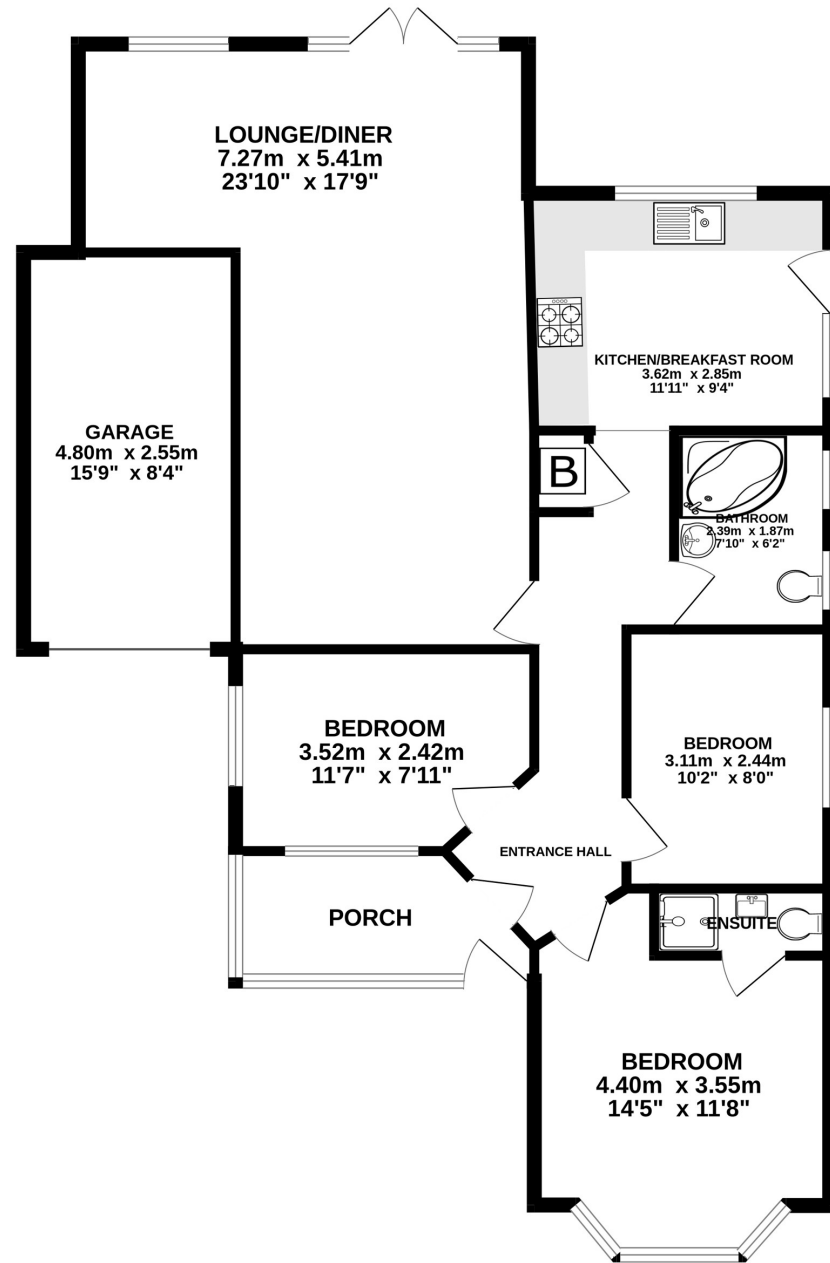
**£450,000**



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GROUND FLOOR  
101.5 sq.m. (1092 sq.ft.) approx.



117 TUMULUS ROAD SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 101.5 sq.m. (1092 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 such 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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A 3 Bedroom link detached (garage only) bungalow situated in a nice location on level ground close to a bus stop providing frequent access to Brighton City Centre and also close to local shops.

The front door leads to an Entrance Porch with plenty of space for coats etc and additional space for chairs etc. A further door leads to the main hallway with a hatch to the roof space. The bungalow has been extended to the rear and now has a lovely size Lounge/Dining room opening out onto the rear garden. The Kitchen is also to the rear, again overlooking the back garden and is fitted with arrange of white base and wall cupboards on 3 walls, space for all appliances. Door to the rear garden.

There are 3 bedrooms, bedroom 1 and 2 both overlook the front garden and bedroom 3 is to the side. An en-suite shower room/wc and bathroom/wc completes the internal accommodation.

Outside, the property has a garage with power and light and a door to the rear garden. The front garden is well established with various trees and shrubs and also has a driveway. The rear garden is level and mainly laid to lawn. There is a patio area and established flower borders.

The property is situated at the top of Saltdean vale and is surrounded by countryside providing many lovely walks. At the bottom of Saltdean Vale is Saltdean oval park and the newly refurbished Saltdean Lido with its heating swimming pool, new gym, new library and café. Opposite the Lido there is access to the undercliff walk and beach.

**Council tax band: D**