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

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**10 Hempstead Road, Saltdean, BN2 8QD**

**EPC : TBC**

**£499,950**



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A fantastic opportunity to purchase this newly renovated 3 bedroom detached bungalow situated in the desirable location of west Saltdean. The property has undergone a complete refurbishment to a high standard. Locally you will find local shops, schools, bus services to Brighton city centre. Close by are also some beautiful walks across the Telscombe Tye.

Open the front door you automatically get a bright feel as the property has been decorated with neutral colours and with some rooms having several windows this allows plenty of natural light to flood through.

Through to the living room, this is a wonderful size and offers a fantastic living space. There is a large sliding door onto the rear garden and a feature fireplace. From the lounge is access in to the west facing kitchen. This has been finished to a high standard with part tiled walls, wood worktops and white cupboards and drawers. The kitchen also has integrated appliances to include a built in fridge freezer, oven, hob and washing machine. One of the cupboards houses the boiler.

The bungalow has three bedrooms. Bedroom one is triple aspect and a fantastic size with sliding doors out into a private patio area. Bedroom two also over looks the rear garden and has plenty of space for all necessary bedroom furniture. Bedroom three is also west facing meaning it will be bathed in natural toward the end of the day.

To complete the internal accommodation there is a family bathroom to comprise of a tiled bath with shower over, wash basin and wc.

Outside there is a private rear garden perfect for those summer barbecues with family and friends. To the front, is a good sized driveway with space for 3 vehicles and a some lawn areas. The property has an attractive front with its trees, lawn areas and an original flint wall.

To truly appreciate this property an internal viewing is a must.

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

**ENTRANCE HALL**

**DUAL ASPECT LOUNGE/DINING ROOM 15'5" max x 12'2" (4.69m x 3.70m)**

**WEST FACING KITCHEN 9'4" max x 6'10" max (2.84m x 2.08m)**

**TRIPLE ASPECT WEST FACING BEDROOM 1 15' x 10'1" (4.57m x 3.07m)**

**BEDROOM 2 12'1" x 9'10" (3.68m x 2.99m)**

**WEST FACING BEDROOM 3 9'3" x 6'6" (2.81m x 1.98m)**

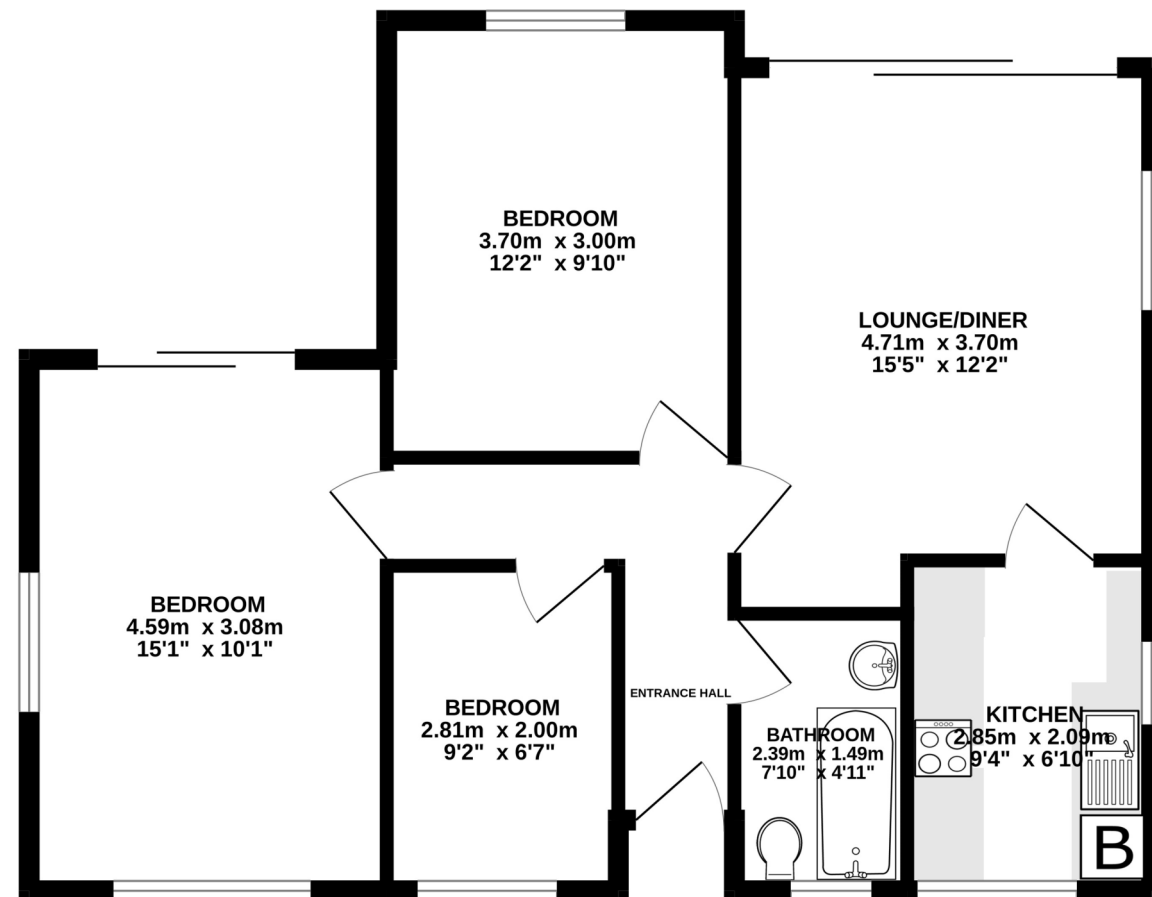
**BATH/SHOWER ROOM/WC 7'10" x 4'10" (2.38m x 1.47m)**

**FRONT GARDEN**

**REAR GARDEN**

**Council tax band: C**

**GROUND FLOOR**  
61.6 sq.m. (664 sq.ft.) approx.



10 HEMPSTEAD ROAD SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 61.6 sq.m. (664 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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