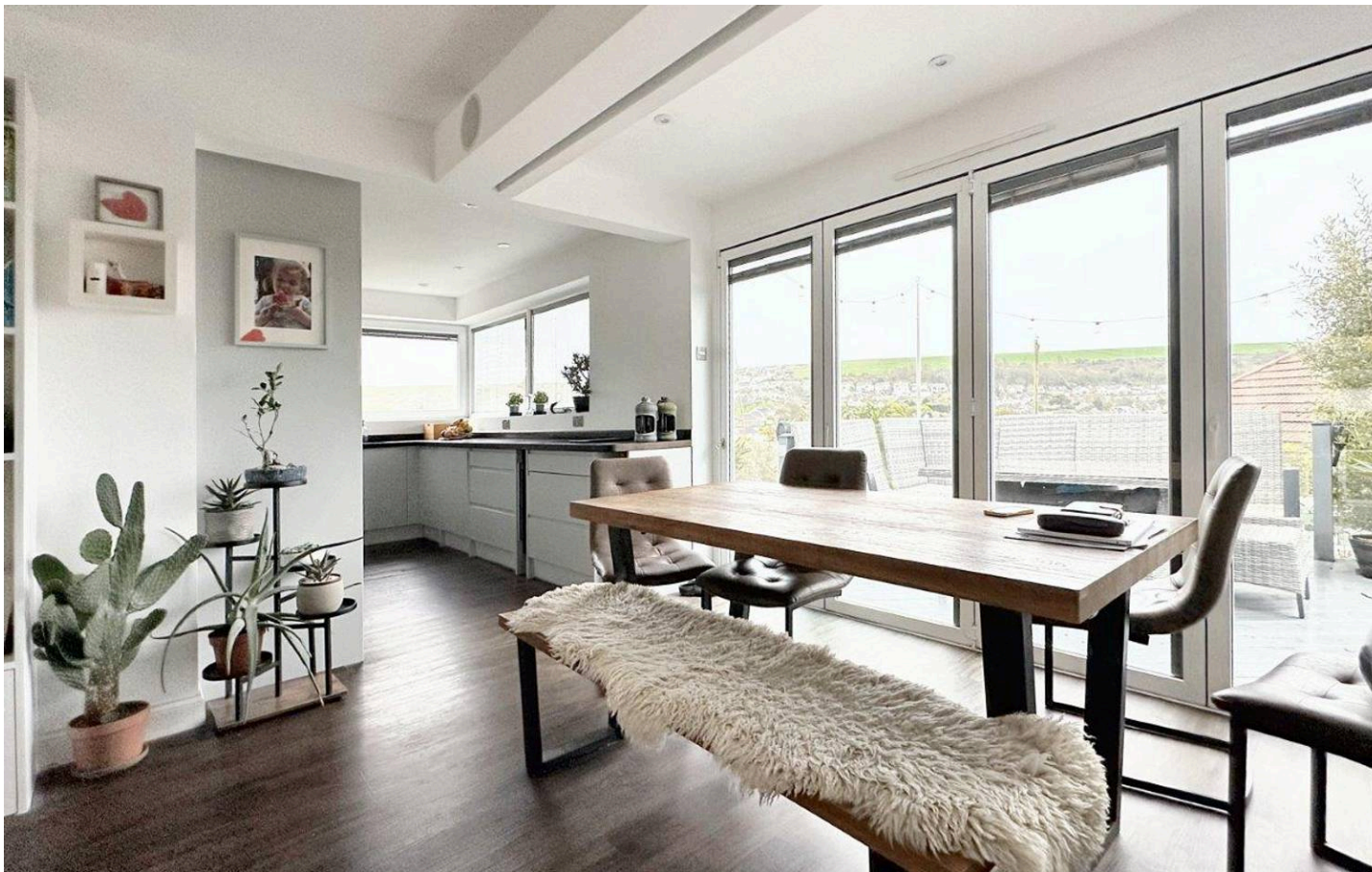




68 Tumulus Road, Saltdean, BN2 8FS

£750,000

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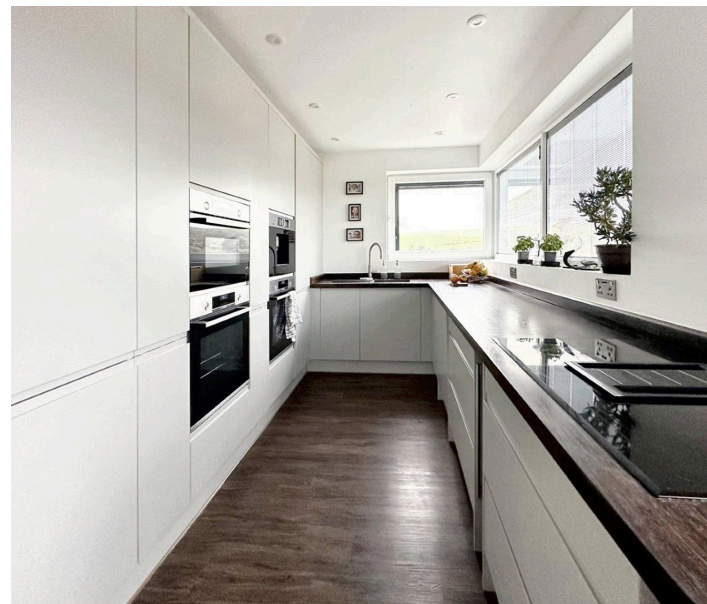


68 Tumulus Road

Saltdean

A spacious and very well presented 4/5 Bedroom detached chalet bungalow which has been the subject of considerable improvement and extension by the present owners who have created a bright, spacious and modern home that offers flexible accommodation with each bedroom having its own en-suite.

The property has a karndean style flooring with underfloor heating throughout. The lounge/dining room is a lovely size being 27' in length and having windows overlooking both the front and rear gardens. The lounge area has a feature fireplace with a modern electric real flame effect fire set into a bookcase with additional storage below. The dining area is to the rear of the room and has space for a large dining table overlooking the rear garden with bi-fold doors with built-in blinds. The Lounge and dining areas have built in speakers. The dining room then opens up into a modern kitchen fitted with a range of modern grey handleless units on three walls. One wall has a floor to ceiling bank of units with an integrated fridge and freezer. Matching twin ovens, a combination oven/microwave and a built in coffee machine and dishwasher. The kitchen sink has a mixer tap with boiling and sparking water on demand. The kitchen then has a range of deep soft close drawers, all under a quality solid wood worktop and a built in wine cooler. There are some lovely countryside views from an 'L' shaped wide window with integral blinds.



68 Tumulus Road

Saltdean

ENTRANCE PORCH 7'7" x 4' (2.34m x 1.21m)

HALLWAY 14'4" x 6' (4.38m x 1.82m)

CLOAKROOM/UTILITY ROOM 6'3" x 5'5" (1.92m x 1.67m)

LOUNGE/DINING ROOM 27' x 11'3" (8.22m x 3.44m)

KITCHEN 12'5" x 7'10" (3.81m x 2.16m)

BEDROOM 2 11'6" x 10'4" (3.53m x 3.16m)

EN-SUITE SHOWER ROOM

BEDROOM 3 11'9" x 7'8" (3.62m x 2.37m)

EN-SUITE BATHROOM 5'6" x 5'3" (1.70m x 1.61m)

BEDROOM 4 16'5" x 10'6" (5.02m x 3.23m)

EN-SUITE SHOWER ROOM

FIRST FLOOR

BEDROOM 1 14'9" x 11'2" (4.54m x 3.41m)

EN-SUITE SHOWER ROOM 8'5" x 5'8" (2.59m x 1.76m)

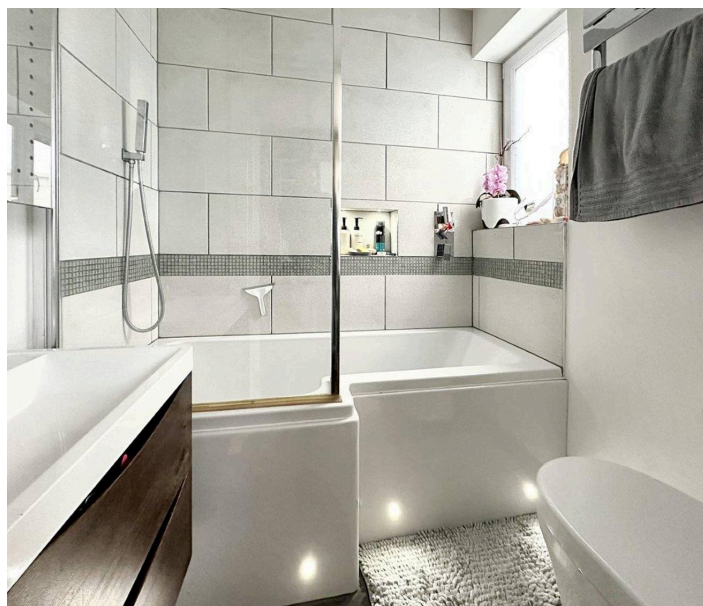
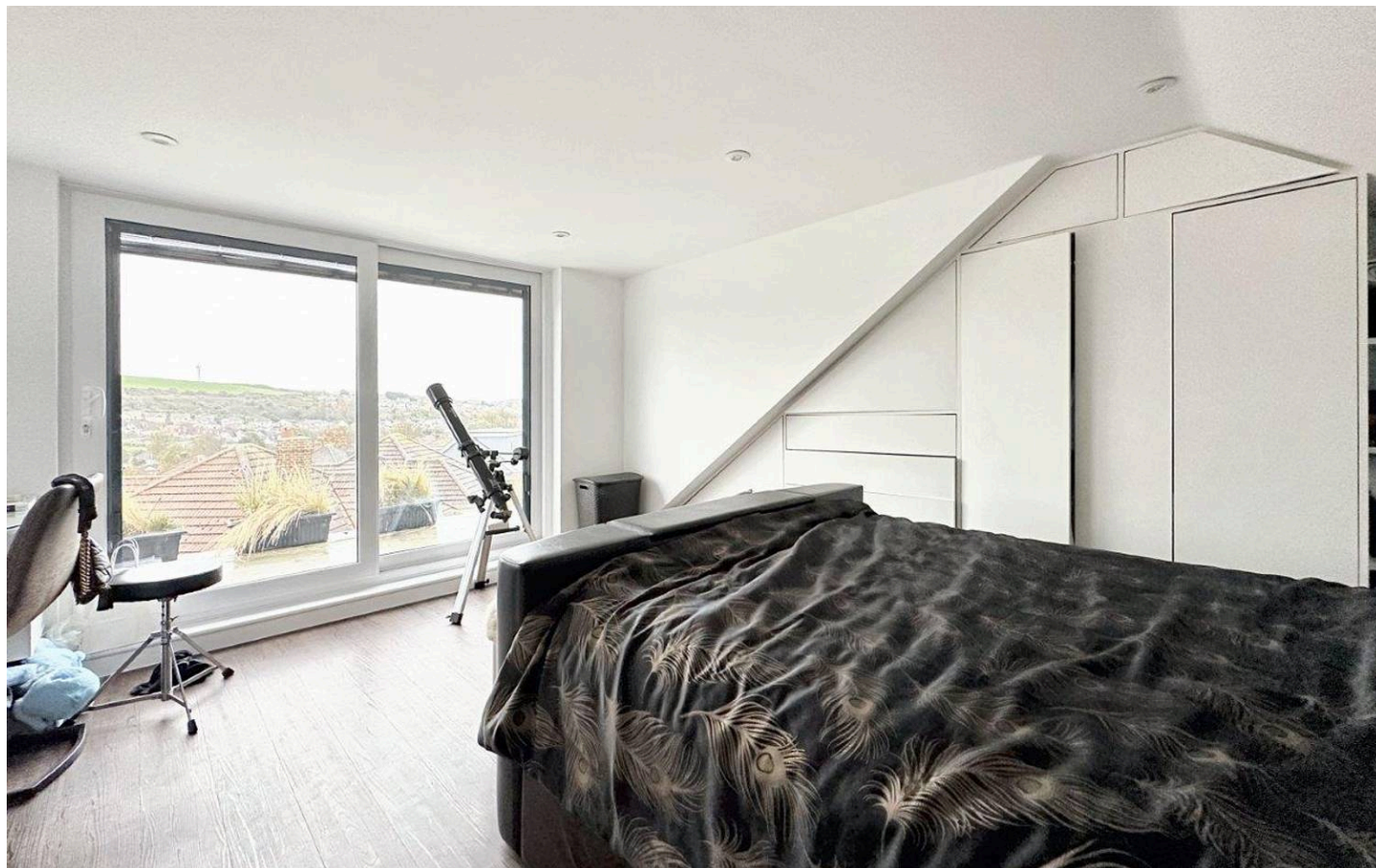
BEDROOM 5/STUDY 8'3" x 5'10" (2.52m x 1.55m)

GARDENS

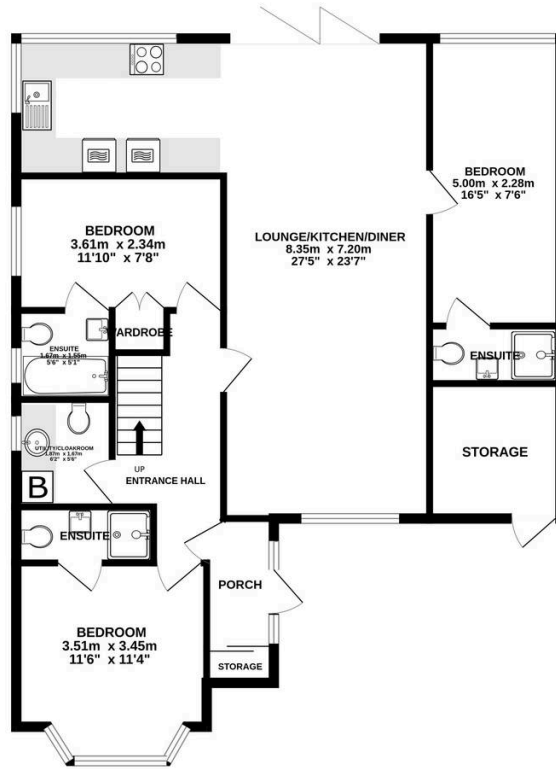
Council Tax band: C

Tenure: Freehold

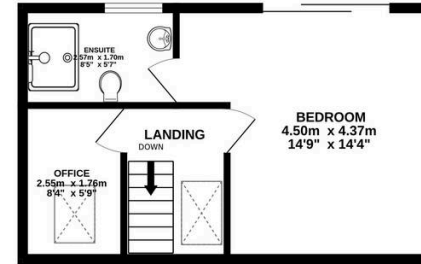
EPC Energy Efficiency Rating: C



GROUND FLOOR
95.7 sq.m. (1030 sq.ft.) approx.



1ST FLOOR
31.4 sq.m. (338 sq.ft.) approx.



68 TUMULUS ROAD SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 127.1 sq.m. (1368 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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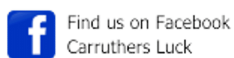
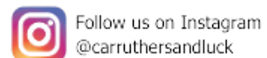
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