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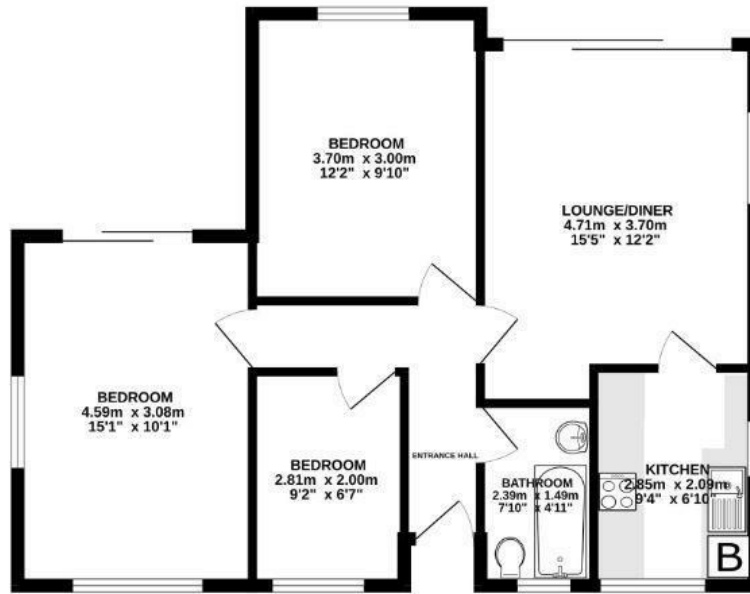coxandcohomes.co.uk

- **Newly Refurbished Three Bedroom Bungalow**

Hempstead Road, Saltdean, Brighton

Price: £450,000 Freehold

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

BEDROOM
3.70m x 3.00m
12'2" x 9'10"

LOUNGE/DINER
4.71m x 3.70m
15'5" x 12'2"

BEDROOM
4.59m x 3.08m
15'1" x 10'1"

BEDROOM
2.81m x 2.00m
9'2" x 6'7"

ENTRANCE HALL

BATHROOM
2.39m x 1.49m
7'10" x 4'11"

KITCHEN
2.85m x 2.09m
9'4" x 6'10"

B

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

When you open the front door, you automatically get a bright feel as the property has been decorated with neutral colours. Some rooms have several windows, allowing plenty of natural light.

The living room is a beautiful size and offers a fantastic living space. There is a large sliding door onto the rear garden and a feature fireplace. From the lounge, access is to the west-facing kitchen. This has been finished to a high standard with part-tiled walls, woodworktops, and white cupboards and drawers. The kitchen has integrated appliances, including 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 fantastic size, with sliding doors into a private patio area. Bedroom two also overlooks the rear garden and has plenty of space for all necessary bedroom furniture. Bedroom three is also west-facing, which will be bathed naturally toward the end of the day.

To compete with the internal accommodation, a family bathroom comprises a tiled bath with a shower, wash basin, and WC.

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

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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