

3  
BED

# Sought After Location

38, Chichester Drive West, Brighton, BN2 8SH



Price £499,950

Freehold

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Total floor area 98.5 sq.m. (1,060 sqft.) approx

## inbrief...

We are delighted to offer for sale this three double bedroom link detached bungalow situated in the popular, residential area of West Saltdean within a short walk to local shops, popular primary school and main bus routes to Brighton / Eastbourne. Furthermore the recently renovated Saltdean Lido and Brighton undercliff with beach access are also close by.

As you approach the property, benefits include a front garden with endless potential, and off road parking leading to a garage featuring up and over door, power and lighting. A side path to front door opens into the large entrance hall which boasts space and features; cloakroom w/c, airing cupboard, additional storage cupboard and hatch to loft space.

The lounge dining is situated at the rear of the property comprises space for all of your soft and associated furnishings. A bay window floods in natural light and provides a pleasant, elevated outlook onto rear garden. The contemporary shower room is fitted with; corner shower cubicle, wash basin vanity unit, tiled floor and walls and frosted window to side.

All three bedrooms are good size double rooms with ample space for free standing furniture. Bedroom one, featuring a character bay window and inset wardrobe, and bedroom two both overlook the front whilst bedroom three has a inset wardrobe and window to side.

The kitchen is fitted with a range of wall and base cupboards with complementing working surface. Features include; 4-way gas hob with overhead extractor, space for white goods, inset sink drainer with window and door to side, tiled splash back and a large picture window overlooking rear garden.

Externally, the South East facing sunny rear garden provides a blank canvas and features; steps down to lawn covering with ornamental path, decked area and rear door to garage. The property offers excellent scope for extension, including a rear addition or loft conversion (subject to consent), making it an exciting prospect for buyers with vision.

NO CHAIN



EPC - D

Council Tax Band - D

moreinfo...



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