



**Price**  
**£325,000**

**Freehold**

1x  1x  1x 

**Hartfield Road,  
Saltdean, East Sussex,  
BN2**

**cubitt&west**  
Helping you move forwards





## Main features

- Detached bungalow
- Kitchen
- Lounge/Diner
- Bedroom
- Shower Room
- No onward chain



### Nearest Schools

Primary Schools: Saltdean Primary 0.5 miles, Telscombe Cliffs Community Primary 0.7 miles, Hodder Junior School 1.1 miles

Secondary Schools: Peacehaven Community School 1.4 miles, Longhill High School 1.9 miles, Ovingdean Hall School 2.2 miles



### Transport Information

Train Stations: Southease 3.3 miles, Newhaven Town 3.6 miles, Newhaven Harbour 3.7 miles

## Accommodation

### GROUND FLOOR

Hall

Lounge: 23'0 x 10'10 (7.02m x 3.30m)

Conservatory: 11'5 x 7'11 (3.48m x 2.41m)

Kitchen: 11'10 x 10'10 (3.61m x 3.30m)

Bedroom: 12'10 x 10'10 (3.91m x 3.30m)

Shower Room

### OUTSIDE

Front & Rear Gardens

Garage

**Call Saltdean - 01273 304453 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



32009622/20240122/JL/DGK