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**\*\* GUIDE PRICE £350,000-£365,000\*\***

We are pleased to offer this well-presented three-bedroom family home, available with no onward chain and situated in the highly sought-after Salvington location. Boasting spacious and versatile accommodation, an extended office/study, ample off-road parking, a detached garage and private garden, this is an excellent opportunity for families, professionals and commuters alike.

Positioned in one of the area's most desirable residential locations, this well-maintained home is perfectly placed for access to highly regarded schools, local parks and excellent transport links. A long private driveway provides extensive off-road parking, while a shared driveway leads to the detached garage, offering additional storage or secure parking. Mature hedges and established trees create a secluded frontage, enhancing both privacy and kerb appeal.

The welcoming entrance hall leads into a bright and spacious lounge/diner, which opens into a versatile extension currently used as a home office, providing valuable additional living space. The well-equipped kitchen features an extensive range of matching wall and base units with generous worktop space, complemented by a separate utility area and a convenient ground floor WC. A door from the kitchen opens onto the enclosed rear garden, mainly laid to lawn with mature planting, creating a pleasant setting for outdoor dining, entertaining or family enjoyment.

Upstairs, the property offers three generously sized bedrooms, including a principal bedroom with built-in storage. The contemporary family bathroom is stylishly appointed with both a bath and a separate rainfall shower enclosure, together with a heated towel rail, completing this comfortable and practical home.

### Key Features

- Spacious three-bedroom family home
- Chain-free sale
- Sought-after Salvington location
- Long driveway providing ample off-road parking for multiple vehicles
- Shared driveway leading to a detached garage with an up-and-over door
- Private front garden screened by mature hedges and established trees
- Spacious lounge/diner with an extended office/study
- Well-appointed kitchen with separate utility area and ground floor WC
- Modern family bathroom with a separate rainfall shower and bath
- Council Tax Band C | EPC Rating D

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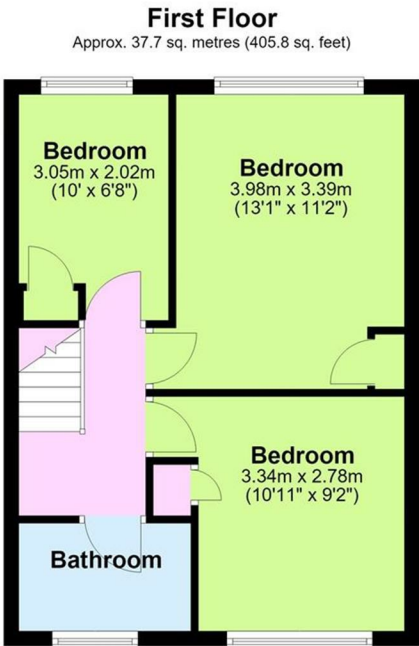
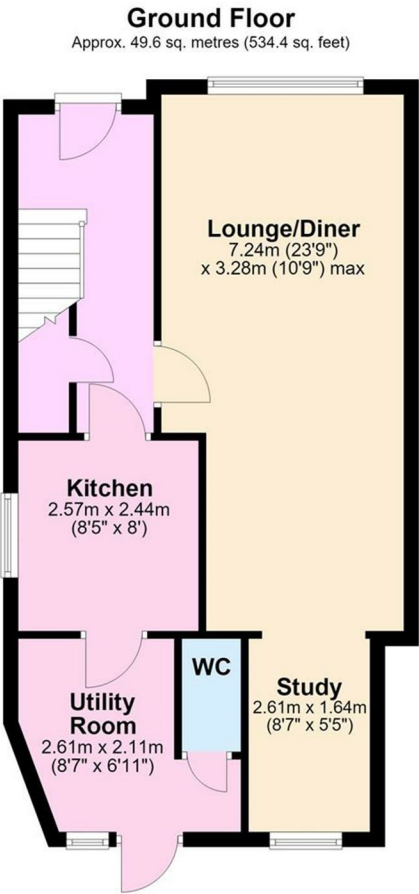


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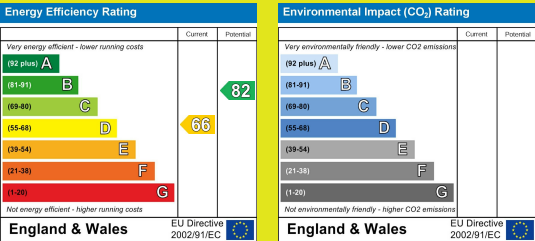
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Floor Plan    Roedean Road



Total area: approx. 87.3 sq. metres (940.2 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.