



**Guide Price**

**£550,000**

**Freehold**

4x  1x  1x 

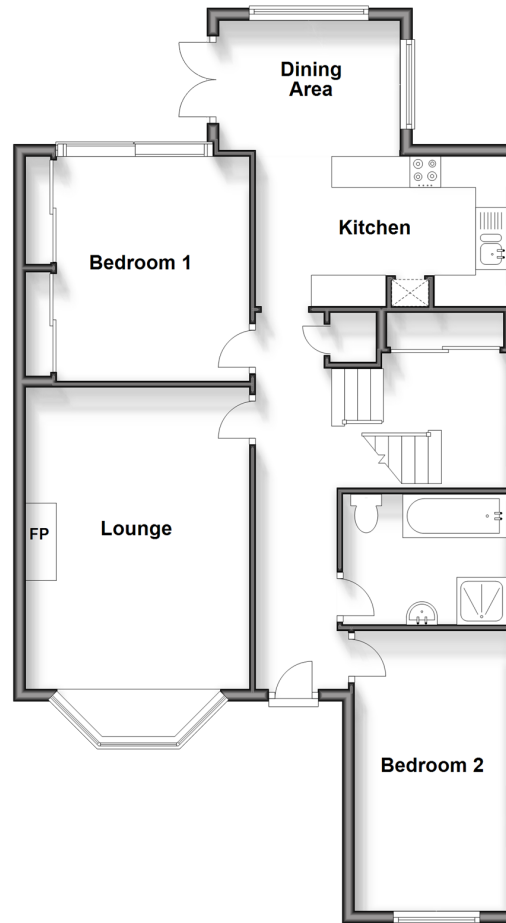
**Bishopstone Drive,  
Saltdean, Brighton, East  
Sussex, BN2**

**OVER 60?**

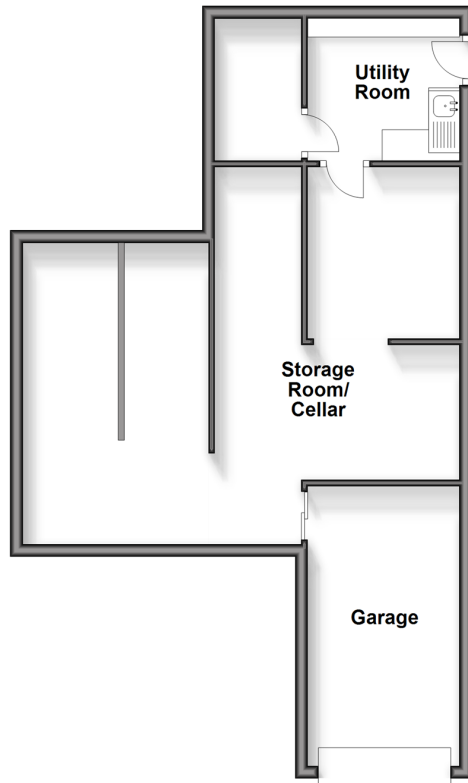
Secure this property  
for up to **59% less!**

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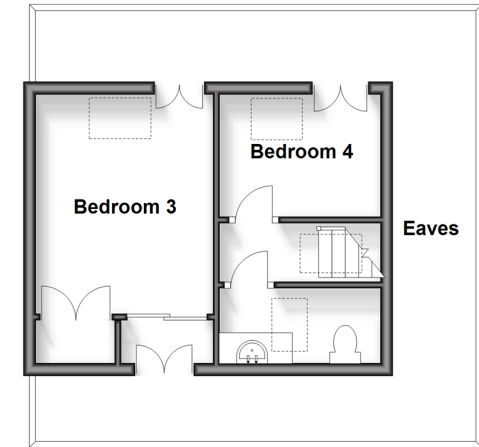
**Ground Floor**  
Approx. 82.6 sq. metres (889.5 sq. feet)



**Lower Ground Floor**  
Approx. 57.7 sq. metres (620.6 sq. feet)



**First Floor**  
Approx. 24.3 sq. metres (261.5 sq. feet)



## Accommodation

### LOWER GROUND FLOOR

Utility Room: 7'8 x 7'0 (2.34m x 2.14m)  
Storage Room/Cellar  
Garage: 15'7 x 8'3 (4.75m x 2.52m)

### GROUND FLOOR

Entrance Hall  
Bedroom 1: 15'0 x 8'3 (4.58m x 2.52m)  
Lounge: 16'0 x 12'0 (4.88m x 3.66m)  
Dining Area: 9'8 x 6'7 (2.95m x 2.01m)  
Kitchen : 13'4 x 7'11 (4.07m x 2.41m)  
Bathroom  
Bedroom 2: 12'1 x 11'11 (3.69m x 3.63m)

### FIRST FLOOR

Landing  
Bedroom 3: 11'6 x 9'9 (3.51m x 2.97m)  
Bedroom 4: 7'9 x 6'3 (2.36m x 1.91m)  
Cloakroom  
Eaves

### OUTSIDE

Large Front Driveway  
Front and Rear Gardens



## Main features

- Imposing family home with breathtaking coastline views
- Bright & spacious living areas
- Front & rear gardens, large driveway
- Garage, with workshop, cellar/storage areas and utility room
- No onward chain



### Nearest Schools

Primary Schools: Saltdean Primary 0.2 miles, St Margaret's CofE Primary, Rottingdean 0.6 miles, Our Lady of Lourdes RC School 0.7 miles

Secondary Schools: Longhill High School 1.2 miles,



### Transport Information

Train Stations: Newhaven Harbour 4.5 miles, Lewes 4.8 miles, Preston Park 5.4 miles



### Address

Bishopstone Drive, Saltdean, Brighton, East Sussex, BN2



### Directions

For directions to this property please contact us.



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Call Woodingdean Branch 01273 606121 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: E(44) POTENTIAL: C(76)

32507996/20241101/JON/JON