



**38 Bishopstone Drive, Saltdean, BN2 8FF**  
**£465,000**

**Carruthers and Luck**  
Sales and Lettings



## 38 Bishopstone Drive

Saltdean

This spacious and well-presented two-bedroom detached bungalow offers an exceptional opportunity to enjoy comfortable, single-level living in a highly sought-after area just moments from the heart of Rottingdean village and the shops in Lustrells Vale.

Perfectly positioned for convenience, the property is only a short stroll from a variety of local shops, reliable bus routes, and a well-regarded local school, making it an ideal choice for families, downsizers, or anyone seeking easy access to Brighton and the surrounding areas. Step inside to discover a bright and inviting interior, beginning with a generously proportioned south-facing lounge that boasts a private balcony with distant sea views, creating a serene space for relaxation or entertaining guests. The open-plan modern fitted kitchen is thoughtfully designed, featuring a range of modern units and ample workspace, seamlessly connecting to the main living area to enhance the sense of space and sociability. Both bedrooms are comfortable doubles and overlook the rear garden. There is also a modern bathroom.



**CarruthersandLuck**  
SalesandLettings

# 38 Bishopstone Drive

Saltdean

One of the main selling points of the property is its location. Situated in a favoured part of West Saltdean with lovely views, and on the doorstep of an array of shops and cafes in Lustrells Vale, it couldn't be more convenient. Buss services provide frequent and easy access to Brighton City Centre. 50 Yards along the road is a path that leads into the historic village of Rottingdean with its wide variety of shops, restaurants and cafes, together with beach access.

The bungalow also offers scope for extension into the roof, subject to consent, similar to some of the surrounding properties.

ENTRANCE HALL 8'9" x 4'9" (2.71m x 1.49m)

LOUNGE 17' x 14'4" (5.18m x 4.38m)

KITCHEN 9'6" x 9'2" (2.92m x 2.80m)

BEDROOM 1 11'3" x 12'7" (3.96m x 3.87m)

BEDROOM 2 12'7" x 8'7" (3.87m x 2.65m)

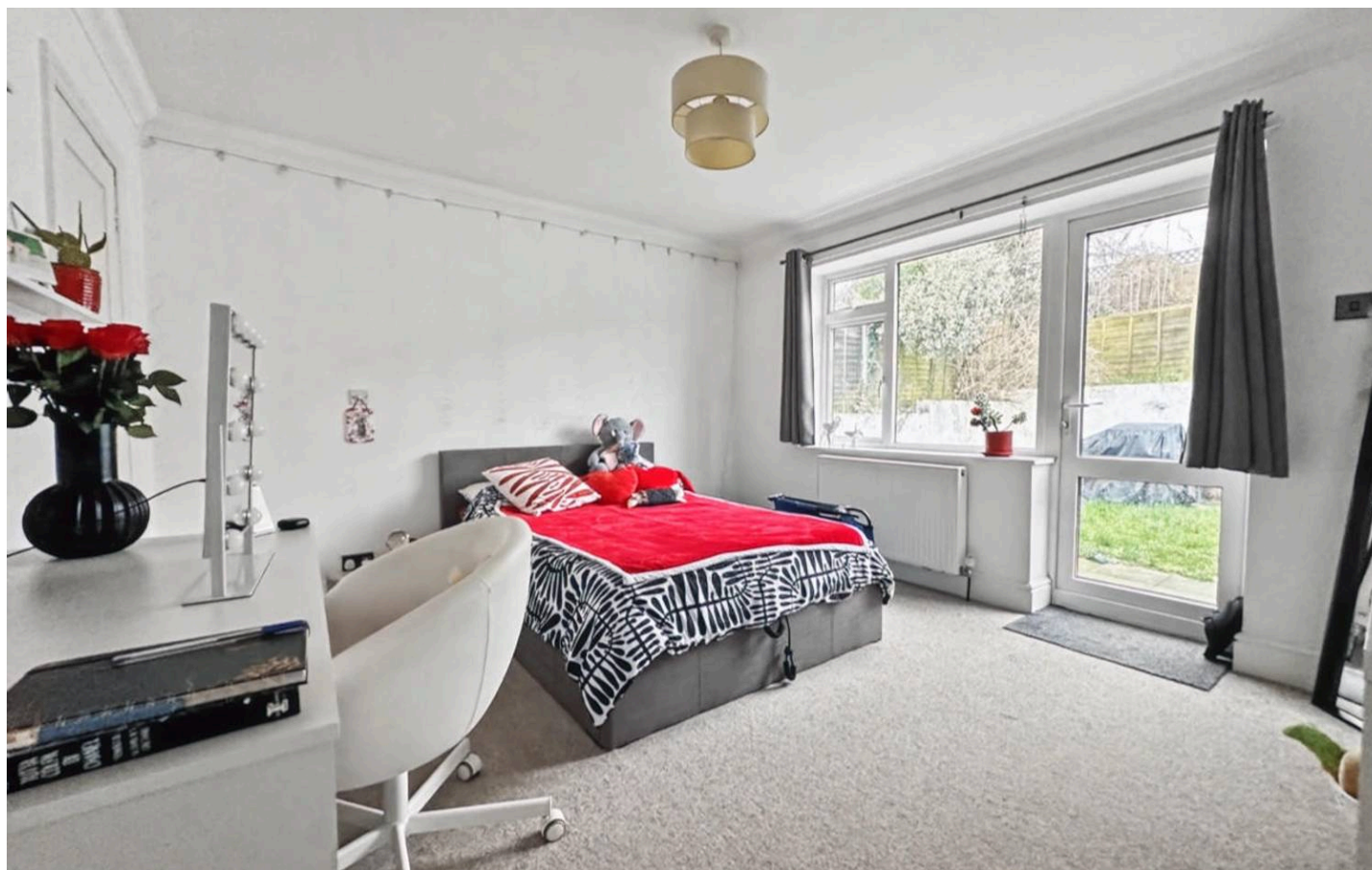
BATHROOM 8'5" x 5' (2.59m x 1.52m)

GARDEN 30' x 22' (9.14m x 6.70m)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





## Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

[sales@carruthersandluck.co.uk](mailto:sales@carruthersandluck.co.uk)

[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)



Follow us on Instagram  
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook  
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



**CarruthersandLuck**  
SalesandLettings