



71 Bannings Vale, Saltdean, BN2 8DF  
£425,000

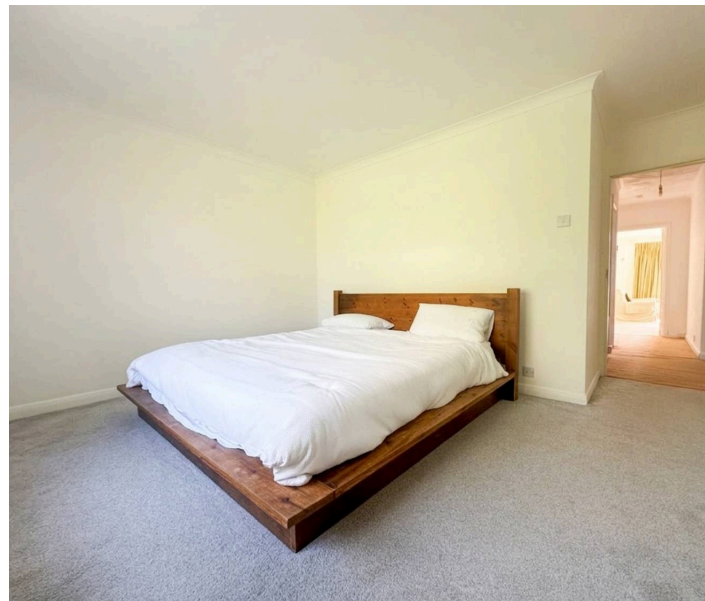
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## 71 Bannings Vale

Saltdean, Brighton

Set in a sought after location, this charming detached bungalow offers three double bedrooms with spacious, light-filled interiors and outdoor areas, perfect for modern family living. Upon entry, a welcoming porch into an additional hallway for added convenience. The generous reception room stands out with its large windows that bathe the space in sunlight, ideal for lounging or entertaining. The kitchen is a great size and offers plenty of space for all necessary appliances, complemented by a large window framing garden views. A practical door leads directly from the kitchen to the rear garden, seamlessly blending indoor and outdoor living. Each of the three double bedrooms benefit from large windows for abundant natural light, and neutral décor, offering a blank canvas ready for personalisation. The bathroom suite is equally well-appointed, featuring a large window, a bath-tub with shower over, built-in storage, and an adjacent separate toilet for added privacy and convenience.



- 3 Bedroom Detached Bungalow
- Driveway & Garage
- West Facing Rear Garden
- Double Bedrooms

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# 71 Bannings Vale

Saltdean, Brighton

Outside, the property boasts a mature front garden with established shrubs and a spacious driveway offering off-road parking, leading to a single garage for storage, a single door can also be found on the side of the garage for easy access. The rear garden is a true highlight, featuring mature trees, lush greenery, vibrant flowers, and a brick pathway that ascends to the rear - an ideal spot for outdoor seating and entertaining. The elevated position provides views of the surrounding area whilst also catching the south/west facing sun.

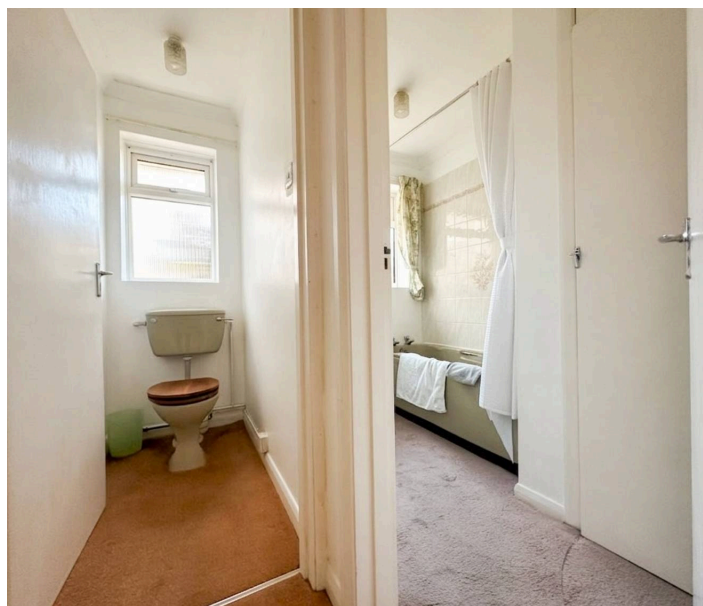
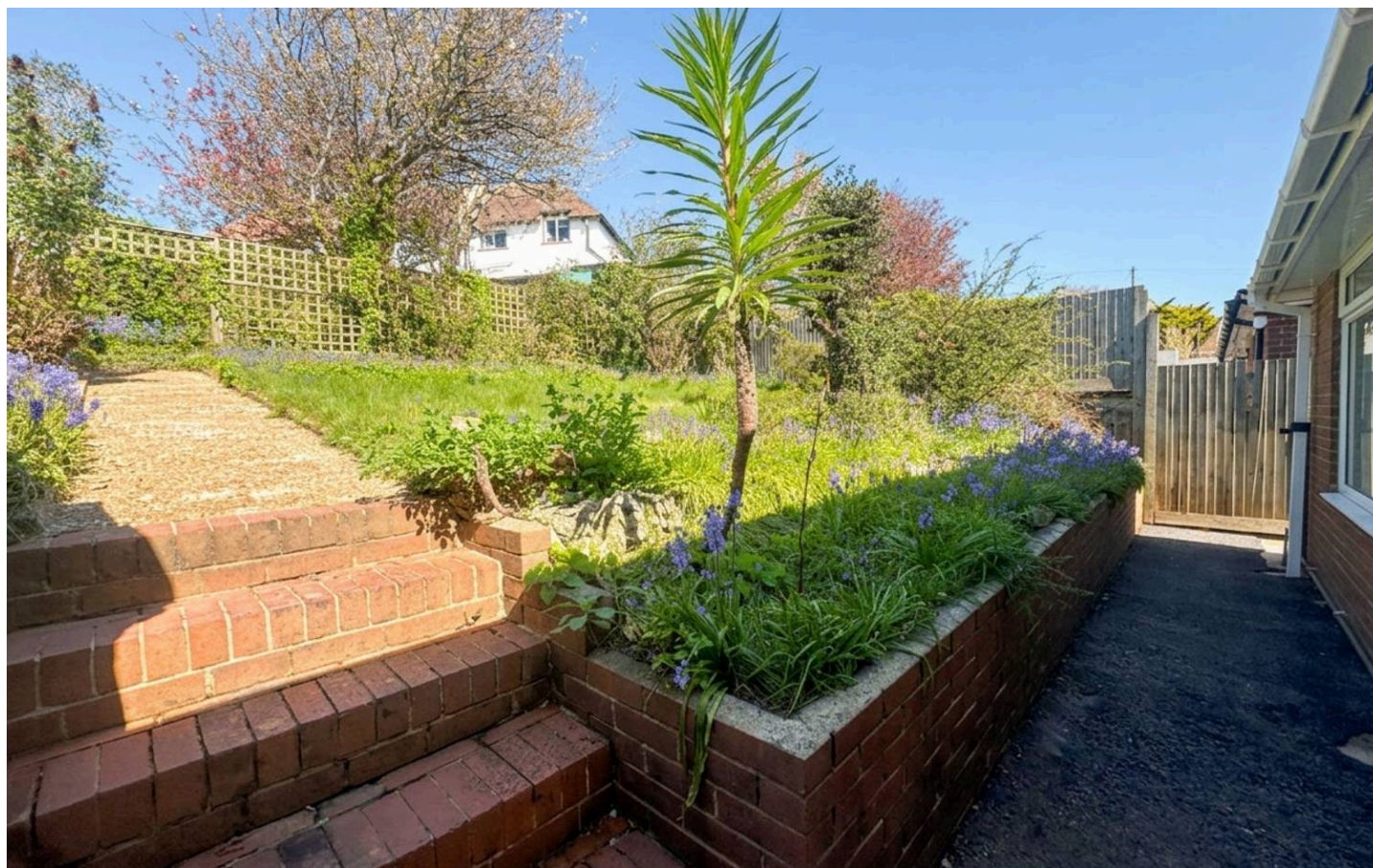
This detached bungalow presents a rare opportunity to enjoy versatile living with generous outdoor spaces and plenty of storage making it a wonderful choice for families or those seeking single-level living with room to grow and entertain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





## Carruthers and Luck Sales and Lettings

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Directors: Paul Carruthers Stephen Luck



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