

# 38 Bishopstone Drive, Saltdean, BN2 8FF

£425,000

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# 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.

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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.

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 13' 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)

GARAGE

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

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk


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