

Berwick Road, Saltdean, BN2 8QF

Approximate Gross Internal Area = 63.9 sq m / 688 sq ft
Garage / Studio = 26.9 sq m / 289 sq ft
Total = 90.8 sq m / 977 sq ft

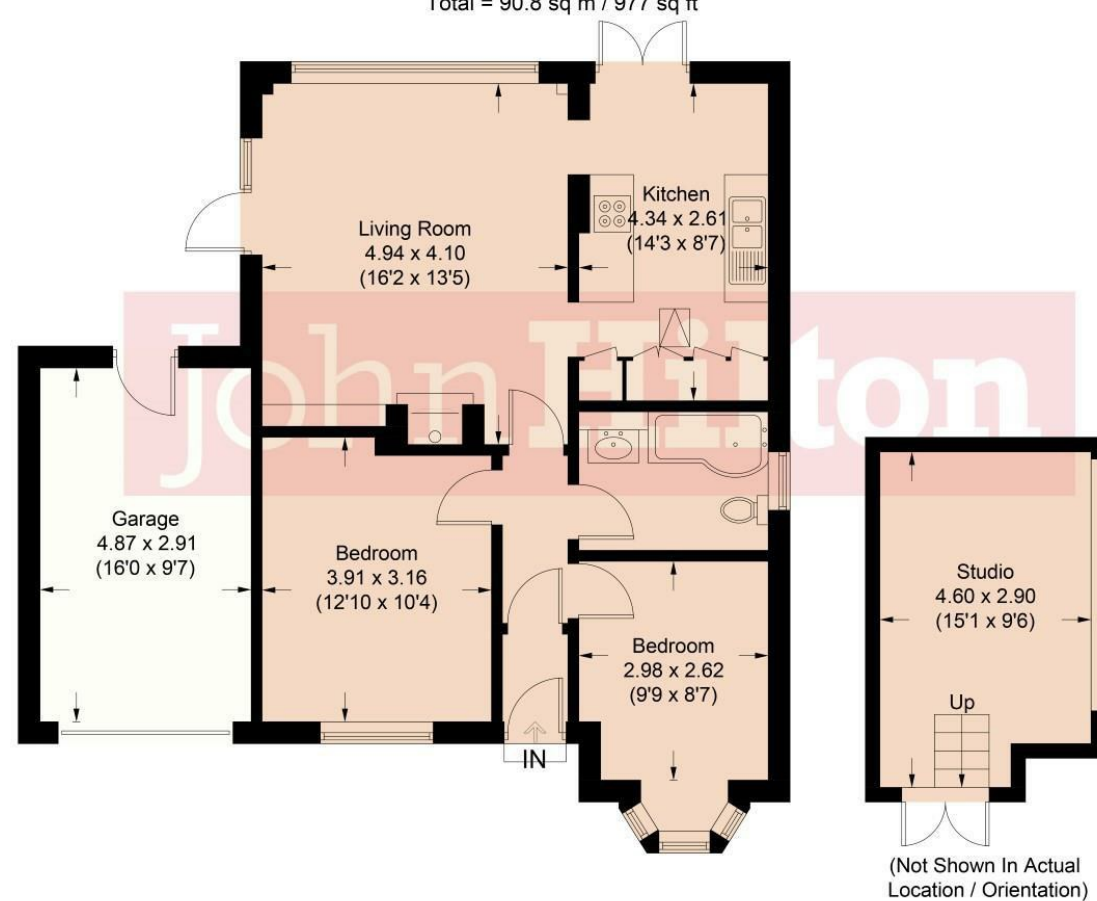


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



Total Area Approx 688.00 sq ft

7 Berwick Road, Saltdean, BN2 8QF

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£400,000 Freehold



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'The Boathouse' – a deceptive two bedroom detached bungalow offering good sized accommodation and stunning coastal views from the bright and sunny saloon (lounge) and galley/helm of the ship (kitchen), along with two double cabins (bedrooms), slipway (driveway) and hold (garage) with door onto the rear decked patio with boathouse.

The property is approached via a walled front garden with Mediterranean planting, including olive tree, palms and bamboo, creating a relaxed, calm environment leading to the part-glazed front door opening into the entrance lobby. A secondary obscure glazed door leads to the inner hall with 8-inch Oak floorboards, access to loft with Velux window, and access to the two 'cabins', one with bay window and both having UPVC double glazed units. The newly fitted bathroom offers a white suite comprising panel-enclosed bath with curved shower screen and rainfall shower head, vanity unit with drawer, shelf and inset white sink, and low-level WC, natural stone-effect tiles, feature floor tiles, extractor, heated towel rail and mirrored storage cupboard.

The Oak floorboards continue throughout the 'saloon' with picture window offering coastal views and a window seat with storage under - the perfect position to enjoy the views across Saltdean and the open green space behind - alongside a wood burner, built-in storage shelves and UPVC door with full-height side light window opening onto the decked patio area. The 'saloon' leads into the hand-built 'galley' with part-double height ceiling with Velux window and full-height storage cupboards housing 'Vaillant' boiler, glass display cupboards and plumbing for washing machine. Hardwood work surfaces with hand-built cupboards below make up the 'galley' with integrated appliances, hand-made panelled doors, an attractive barrel ceiling and dining area with UPVC French doors opening onto the raised decked area with steps down to the private rear garden with gate onto the open green space beyond. The raised deck gives way to a port side boathouse with part-glazed roof, glazed doors, windows overlooking the carp pond, and wood burning stove guaranteeing year-round use.

Conveniently located within walking distance of local shops on Saltdean Vale and bus services both locally and into the city centre. Saltdean Primary School, Saltdean Oval Park, the newly renovated Saltdean Lido, the seafront and Lustrells Vale with its array of shops, cafes and restaurants can be reached within 20 minutes by foot or 3 minutes by car.

VIEWING HIGHLY RECOMMENDED



- Detached Bungalow
- Southerly Aspect with Sea View
- UPVC Double Glazing
- Attached Garage
- Wood Burner
- Hand-Built Kitchen
- Open Green Space Behind
- Two Double Bedrooms
- 'Vaillant' Gas Combination Boiler
- Oak Floors

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band: **C**