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Any floor plans shown are for identification purposes only and are not to scale

Directors: Paul Carruthers Stephen Luck

7 Longridge Avenue
Saltdean. BN2 8LG
Tel: **01273 303064**
e: saltdean@carruthersandluck.co.uk

Also at:
233a South Coast Road, Peacehaven. BN10 8LD
e: peacehaven@carruthersandluck.co.uk

Lettings department:
233a South Coast Road, BN10 8LD
e: lettings@carruthersandluck.co.uk
Company registration no: 08884155



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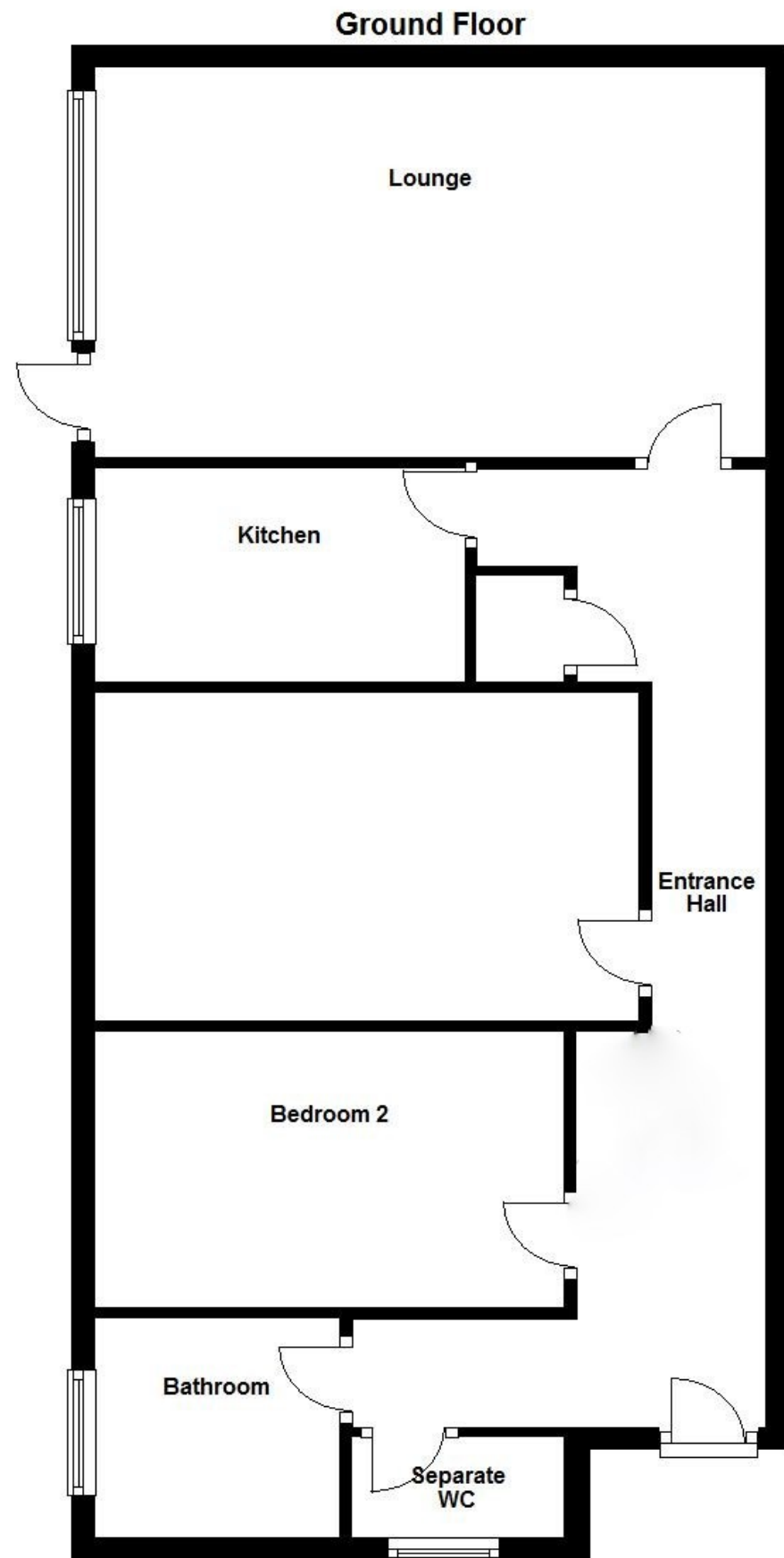
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103 Westbrook, Lustrells Vale, Saltdean, BN2 8FZ
£268,950



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An extremely well presented and spacious 2 bedroom flat situated in a popular block located in Lustrells Vale being very convenient for local shops, frequent buses to Brighton City Centre and the Primary school. The flat has been improved and well maintained by the present owner and has a modern Kitchen and Bathroom, electric heating and a sun balcony. Other benefits include a share of the freehold and an allocated parking space.

Internal viewing is highly recommended to appreciate the space that the flat offers.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL A Very spacious Hallway with a Built in airing cupboard, meter cupboard, hatch giving access to a large loft space, smooth ceiling with down lighting, entry phone system, further double cupboards, electric radiator.

LOUNGE 17'10" x 11'11" (5.43m x 3.63m) A bright room with a large window and door giving access to a sun balcony, attractive modern electric fire, tv point, telephone point, smooth ceiling with down lighting, electric radiator.

KITCHEN 12'3" x 6'2" (3.73m x 1.88m) Modern fitted with high gloss handleless units on 2 walls, matching wall units, integrated electric oven and hob with matching stainless steel extractor hood, attractive tiled splashback, washing machine, tumble dryer, fridge/freezer, 'LED' lighting at floor level, tiled floor, smooth ceiling with down lighting.

BEDROOM 1 16' x 10' (4.88m x 3.05m) Wide uPVC window, smooth ceiling with down lighting, electric radiator.

BEDROOM 2 14' x 8'2" (4.28m x 2.49m) Smooth ceiling with down lighting, uPVC window, electric radiator.

BATHROOM Modern fitted white suite with panelled bath having an electric shower over, shower screen, pedestal wash basin, tiled floor, part tiled walls, smooth ceiling with down lighting, uPVC window.

SEPERATE WC Low level wc, wash basin, uPVC window.

Allocated parking space.

Lease Share of freehold. Balance of 999 year lease.