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

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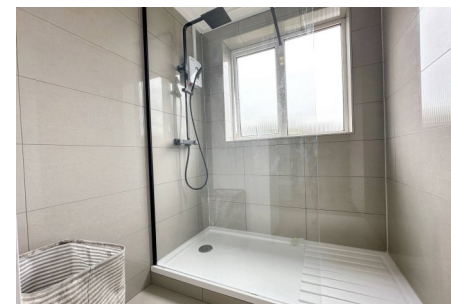
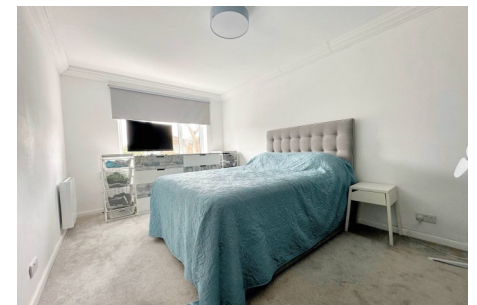
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63 Westbrook, Lustrells Vale, Saltdean, BN2 8FZ

EPC : C

£279,950



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An extremely well presented, modern 2 Bedroom flat situated on the first floor of this very popular block. The flats are known to be extremely spacious and the block is ideally located in West Saltdean with a variety of shops and café's on the doorstep, together with the local primary school and bus services providing frequent access to Brighton City Centre. Saltdean Park, and the newly refurbished Saltdean Lido open air swimming pool complex with its new pool, Gym, Library, Café and rotunda restaurant are all within a 5 minute walk.

The current owner has, over the last few years modernised the flat to include a newly fitted Kitchen with integrated appliances and has also refitted and extended the bathroom to create a large modern shower room. The front door leads to a 29' Entrance hall with fitted storage cupboards and an airing cupboard has a new pressurized water cylinder. The lounge is a good size and has a door to a Balcony. The Kitchen is fitted with a range of modern light grey handleless cupboards and drawers with matching wall cupboards and built in appliances to include an oven, hob, tall fridge/freezer, washing machine and dishwasher.

There are 2 double bedrooms, the main bedroom having built in wardrobes. The bathroom has been reconfigured to incorporate the WC into the bathroom creating a much larger room and now being fitted with a modern large shower area, large rectangular sink and a low flush WC.

The flat has uPVC double glazing, gas central heating, a parking space and comes with a share of the freehold.



ENTRANCE HALL 29'3" in length (8.8m)

LOUNGE 17'5" x 11'9" (5.33m x 3.62m)

KITCHEN 12' x 6'2" (3.65m x 1.88m)

BEDROOM 1 16'2" x 9.10" (4.93m x 2.77m)

BEDROOM 2 14'2" x 8'3" (4.32m 2.52m)

BATHROOM 13.9" x 6' (4.23m x 1.82m)

Council tax band: B