



35 Westbrook, Lustrells Vale, Saltdean, BN2 8EZ

£259,000

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35 Westbrook

Lustrells Vale, Saltdean

A very spacious and well presented 2 bedroom second (top) floor flat located in a popular and sought after block in Lustrells Vale. The Vale has a variety of shops and cafes and is also home to Saltdean Primary School. Bus services giving frequent access to Brighton City Centre run along Lustrells vale. Saltdean Park and the newly refurbished Saltdean Lido open air swimming pool complex with its new library, gym café and restaurant are all within a 5 minute walk.

The flat is a very good size with a large entrance hall, 2 double bedrooms and a nice size lounge with a window and door to a south facing sun balcony with views over the communal gardens.

- Walking distance of the local shops
- Lounge with balcony
- Bus services to Brighton City Centre



35 Westbrook

Lustrells Vale, Saltdean

COMMUNAL ENTRANCE Entry phone system

LOUNGE 17'9" x 11'11" (5.41m x 3.63m) Double glazed window overlooking the courtyard area, door to balcony, storage heater.

KITCHEN 12' x 6' (3.66m x 1.83m) Wall and base units, sink and drainer, space for electric cooker, fridge/freezer, washing machine.

BEDROOM 1 16' x 9'11" (4.88m x 3.02m) Double glazed window, storage heater.

BEDROOM 2 14' x 8'3" (4.28m x 2.51m) Double glazed window, storage heater.

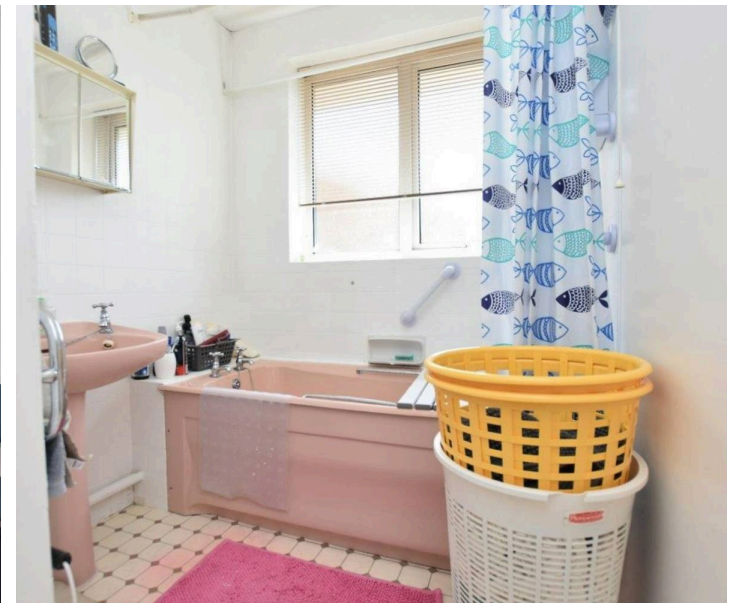
BATHROOM Panelled bath, pedestal wash basin, double glazed window.

SEPARATE WC Low level wc, sink.

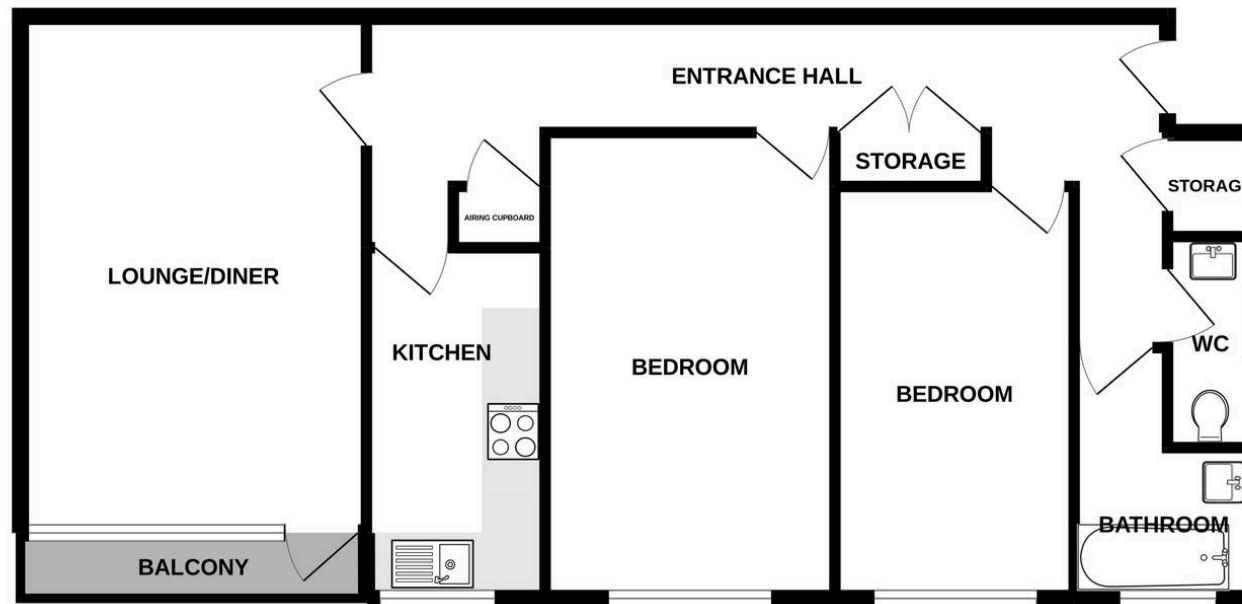
Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
75.2 sq.m. (809 sq.ft.) approx.



35 WESTBROOK LUSTRELLS VALE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 75.2 sq.m. (809 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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