



79 Westbrook, Lustrells Vale, Saltdean, BN2 8FZ  
£275,000

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## 79 Westbrook

Lustrells Vale, Saltdean

Ground floor flat in sought-after Lustrells Vale. Spacious lounge with balcony, 2 double bedrooms, bathroom and WC. Convenient location near shops, cafes, beach, and park. No onward chain.

Located in the heart of the sought-after area of Lustrells Vale, this spacious South facing ground floor flat offers a perfect blend of comfort and convenience.

Upon entering the property, you are greeted by a large welcoming hallway leading to all the key living areas. The property has a spacious lounge with a south facing balcony overlooking Lustrells vale. The Kitchen is fitted with a wide range of units including base cupboards and drawers and matching wall units. There is a built in oven and hob and space for all other appliances.

The 2 double bedrooms are good sizes and there is a bathroom with a bath and separate shower and a separate cloakroom WC.

- 2 Bedroom Ground Floor Flat
- South Facing Balcony
- Maintained to a Good Standard
- No Onward Chain





# 79 Westbrook

## Lustrells Vale, Saltdean

The property further benefits from a prime location within the block, with no flats adjoining it from the sides making it unusual for the block. Lustrells Vale has a range of shops, cafes and eateries and has an excellent bus service providing frequent access to Brighton City Centre. Saltdean Park, The Saltdean Lido Swimming pool and the seafront with beach access are all a 5 to 10 minute walk.

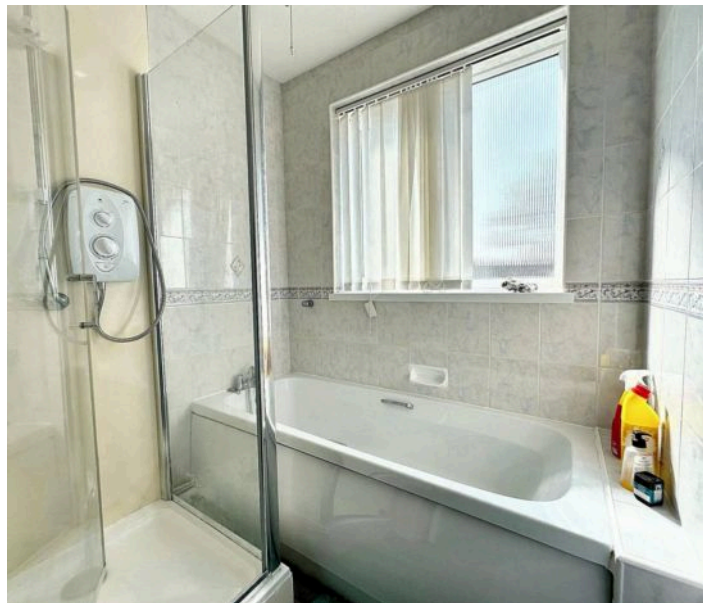
Maintained to a good standard and being recently decorated, this property is in good condition throughout, allowing you to move in hassle-free and start making it your own. Additionally, the property is offered with no onward chain, streamlining the buying process and allowing for a smoother transition into your new home.

Overall, this property offers a fantastic opportunity to own a well-positioned, well-maintained home in a desirable location. With its spacious rooms, South facing aspect, and convenient amenities nearby, this flat presents a comfortable and practical living space for individuals and families alike. Book your viewing today and seize the chance to make this property your own. In addition the property has a share of the freehold, a long lease and a parking space.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C







## Carruthers and Luck Sales and Lettings

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