

5 Lustrells Crescent

Brighton, BN2 8AR

Offers in excess of £500,000

This detached four bedroom, two bathroom chalet bungalow is situated in a highly sought after residential location in Lustrells Crescent, Brighton close to West Saltdean.

The property is spacious with a generous living room and modern fitted kitchen/breakfast room. There are two good sized bedrooms on the ground floor as well as a family bathroom. On the first floor there are two further bedrooms and a shower room.

Outside there is a large rear garden with raised decked patio area. To the front of the property is a private driveway leading to an attached integral garage. The property has further potential to extend (STNC) and is offered for sale with no ongoing chain.

A host of lovely footpaths are within a short distance of the property giving easy access to the stunning South Downs National Park providing wonderful walks and outstanding views of the area. Local amenities are all within easy reach, there is Lustrells Vale with a butchers, Co-op, cafe, pharmacy and buses. Saltdean primary school is located in Chilington Way. Saltdean Park and the famous Art deco Lido, offering a variety of leisure activities. Bus routes are found on Saltdean Vale, Lustrells Vale and Longridge Avenue and also on Marine Drive (A259 coast road), providing easy access in Brighton's main city centre. Brighton's Mainline Railway Station, is approximately 5 miles away.



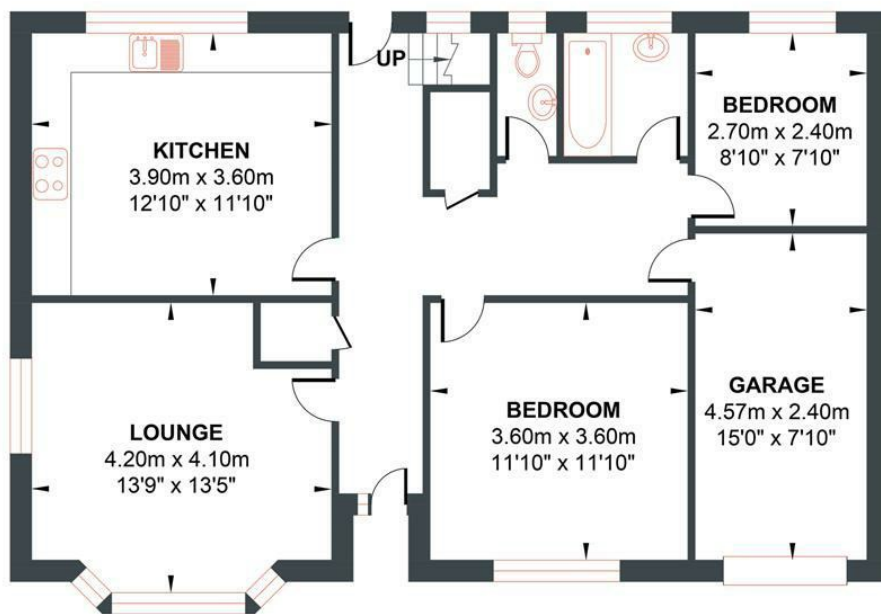
- Four Bedroom Detached Property
- Bay Fronted Living Room
- Off Road Parking
- Two Bathrooms
- Internal Garage
- No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LUSTRELLS CRESCENT

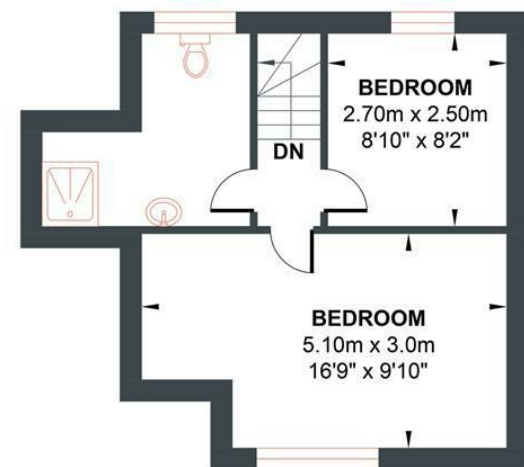
Approximate Gross Internal Area = 114.30 sq m / 1230.31 sq ft

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



GROUND FLOOR

Approximate Floor Area
905.24 sq ft
(84.10 sq m)



FIRST FLOOR

Approximate Floor Area
325.07 sq ft
(30.20 sq m)

