



Lustrells Vale, Saltdean

Asking price £600,000



Property highlights

- Detached family home located on a tree-lined residential street
- Close to local shops and primary school
- Accommodation spread over two floors
- Principal bedroom with dressing room and en-suite bathroom
- Modern open-plan kitchen/living room
- Bi-folding doors leading to the garden
- Large garden with patio, decking, and shed
- Garage
- Patio driveway with off-street parking
- Utility room



This attractive detached family home is located on a quiet residential street in Saltdean close to schools and local shops. It benefits from an open-plan kitchen/living room with bi-folding doors to a spacious rear garden, a driveway, and a garage.

The Property

As you approach this detached family home you're met with a well-presented yellow brick frontage with large white windows, a substantial driveway, and mature easy-to-maintain flower beds.

You enter through the front door into a hallway, which has ample space for storing shoes and coats and leads through to the ground floor accommodation. To the right is the principal bedroom which boasts a walk-in-wardrobe and contemporary en-suite shower room. Also on the ground floor is an equally modern bathroom with dark grey marble effect tiles.

Across the back of the house is an open-plan kitchen/living room which has been fitted with underfloor heating. The modern kitchen has sleek grey cupboards with built-in appliances including a dishwasher, fridge/freezer, and BOSCH ovens. A central island with a breakfast bar defines the space and provides the perfect place to keep the cook company. Through to the living room there is ample space to relax and unwind, there's space for a dining table to seat the whole family. The space is bathed in natural light from its roof lanterns, which have been fitted with remote-control shutters for keeping the sunlight out and warmth in. Across the width of the space are bi-folding doors that open right up to the garden to create a versatile indoor/outdoor space.

Outside, the garden is arranged over two levels and has been cleverly landscaped to allow for the whole space to be enjoyed. The lower patio is accessed directly from the kitchen and provides the perfect space for al-fresco dining. There's an immaculate lawn in the middle and raised decking in the far corner. A large shed provides storage for furniture. There's side access to the garden from the front of the house, which is perfect for guests arriving for summer parties, or returning from muddy dog walks.

Upstairs, there are two good-sized double bedrooms both with dual-aspect windows and a good amount of storage space with built-in cupboards in the principle room and access to the eaves. There's also a cupboard on the landing - perfect for storing extra bedding and towels.

This property is Freehold and the council tax band is D.

The Area

Saltdean is a coastal village located just five miles east of central Brighton. Well-known for its iconic art deco Lido, which is in the final stages of its multi-million-pound renovation, Saltdean is a much-loved location for families and professionals alike. The Oval Park is a hub of the suburb and boasts a children's play park, skatepark, tennis courts, and outdoor bowls green. Through the park, there's a tunnel with direct access to pebbled beaches that are lifeguarded in the summer. The clifftop walk boasts incredible views out to sea and along to Brighton and the South Downs National Park can be reached via a path at the end of the road. This property is ideally positioned on Lustrells Vale where you will find local shops, restaurants, and a cosy cafe. Larger supermarkets and amenities are situated at Brighton Marina, just 10 minutes away.

Schools

Within a twelve-minute walk are three nursery schools and Saltdean Primary School can be reached on foot in just five minutes. The nearest secondary schools are Longhill High School and Peacehaven Community School. Local independent schools include Brighton College and Roedean.

Transport Links

This property is located east of the centre of Brighton & Hove, which is an eighteen-minute drive away along the A259 coast road. It is well connected with a regular bus service which will get you into the city centre in just thirty minutes. The A27, with its links to Lewes in the east and onwards to the A23 and Crawley and London to the North, is an eighteen-minute drive away. Gatwick Airport is a forty-five-minute drive away and Heathrow Airport is an hour and a half drive away.

What We Think

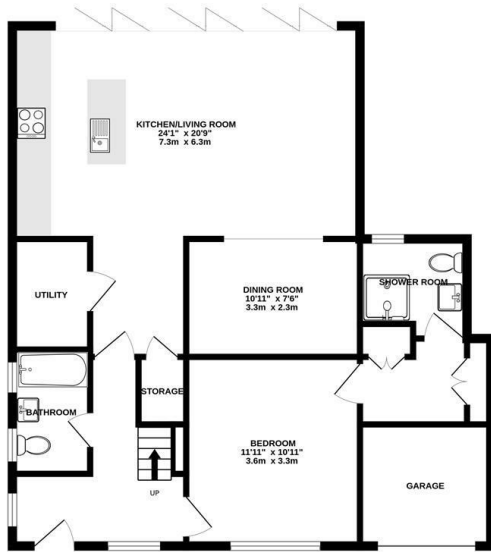
"This well-presented chalet bungalow stands in line with its neighbours along Lustrells Vale; however the bright open-plan space at the back of the home sets it apart. With bi-folding doors leading out to the immaculate garden this is the ideal home."

Georgia Radford, Director & Co-Founder at Number Twenty Four

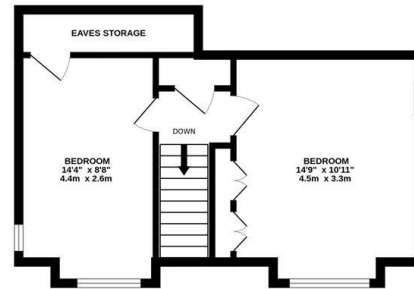




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1241sq.ft. (115.3 sq.m.) 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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