

**Lustrells Vale, Saltdean, Brighton, BN2 8FD**

**Asking Price £499,500**

**Council Tax Band: C**



We are proud to be able to bring to the market this DETACHED, versatile residence situated in this PRIME LOCATION. Virtually on your doorstep you can find local schools, transport links into BRIGHTON and EASTBOURNE and the local shops and restaurants.

You are granted access via the main entrance door which leads into the spacious hallway. On the ground floor you have a large well fitted kitchen/breakfast room, a bright and spacious living room and a family bathroom. Additionally on this level the garage has been converted to created an extra double bedroom with its own dedicated ensuite shower. This room is accessed via the living room. On the first floor you have two further double bedrooms and one further ensuite shower room.

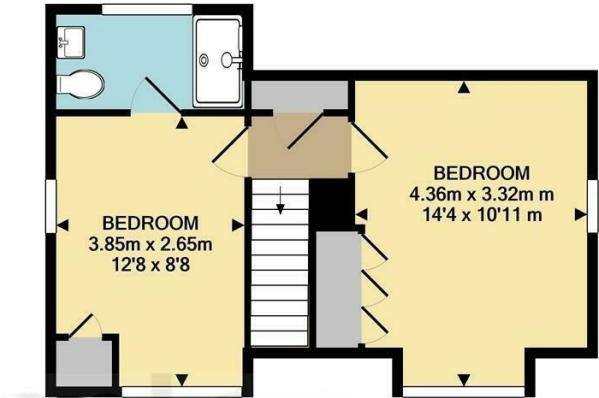
To the rear is a very well kept lawned garden and to the front is off street parking for several vehicles. Presented in excellent decorative order throughout, this property is being sold with no onward chain.



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GROUND FLOOR  
APPROX. FLOOR  
AREA 71.8 SQ.M.  
(773 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 33.7 SQ.M.  
(363 SQ.FT.)

TOTAL APPROX. FLOOR AREA 105.5 SQ.M. (1136 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>86</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>67</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |