

Lustrells Vale, Saltdean, Brighton, BN2 8FD

Asking Price £475,000

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	