



Lustrells Crescent, BN2
Guide Price £725,000

ASTON
VAUGHAN

INTRODUCING

Lustrells Crescent BN2

4 Bedrooms | 3 Bathroom | 2 Reception

Located on one of West Saltdean's most desirable residential roads, this attractive detached home combines generous living space with stylish interiors and a highly adaptable layout. Offering four to five bedrooms and three bathrooms, it is perfectly suited to modern family life or buyers looking for spacious accommodation with flexible living arrangements.

The property is entered via an impressive sunroom that overlooks the front garden and leads into a wide, welcoming entrance hall. Quality bamboo flooring extends throughout the hallway and into the living room, while useful under-stairs storage provides additional practicality.

The bright dual-aspect living room enjoys an abundance of natural light and is enhanced by bi-fold doors that open directly onto the garden, creating an effortless connection between the inside and outside spaces. The spacious kitchen/dining room forms the heart of the home, featuring contemporary units, integrated appliances, and extensive worktop space, making it ideal for both everyday family living and entertaining. A separate utility room and adjoining shower room provide added convenience.

The accommodation is arranged to offer excellent flexibility, with all bedrooms being well-proportioned. Two bedrooms are situated on the ground floor, including the principal bedroom, which benefits from a walk-in wardrobe and a private en-suite shower room. A further ground floor room can be used as a study or fifth bedroom, allowing the layout to adapt easily to individual requirements, whether as a home office, guest room, or playroom. All three bathrooms have been finished to a high standard, with modern fittings and attractive tiling that create a smart, contemporary feel.





The gardens are a particular highlight of the property. Screened behind a well-maintained hedge, the front garden offers an excellent degree of privacy while also providing off-road parking for two to three vehicles. Gated side access on both sides of the property leads to the beautifully maintained rear garden, which features a level lawn, established flower and shrub borders, and a raised decked seating area.

Ideally positioned for everyday convenience, the property is within easy reach of local shops, regular bus services offering direct links into Brighton city centre, and a highly regarded primary school. Combining a versatile layout, quality finishes, and an enviable location close to both Brighton city centre and the South Downs National Park, this exceptional detached bungalow presents a rare opportunity to acquire a substantial and adaptable home in the heart of West Saltdean.





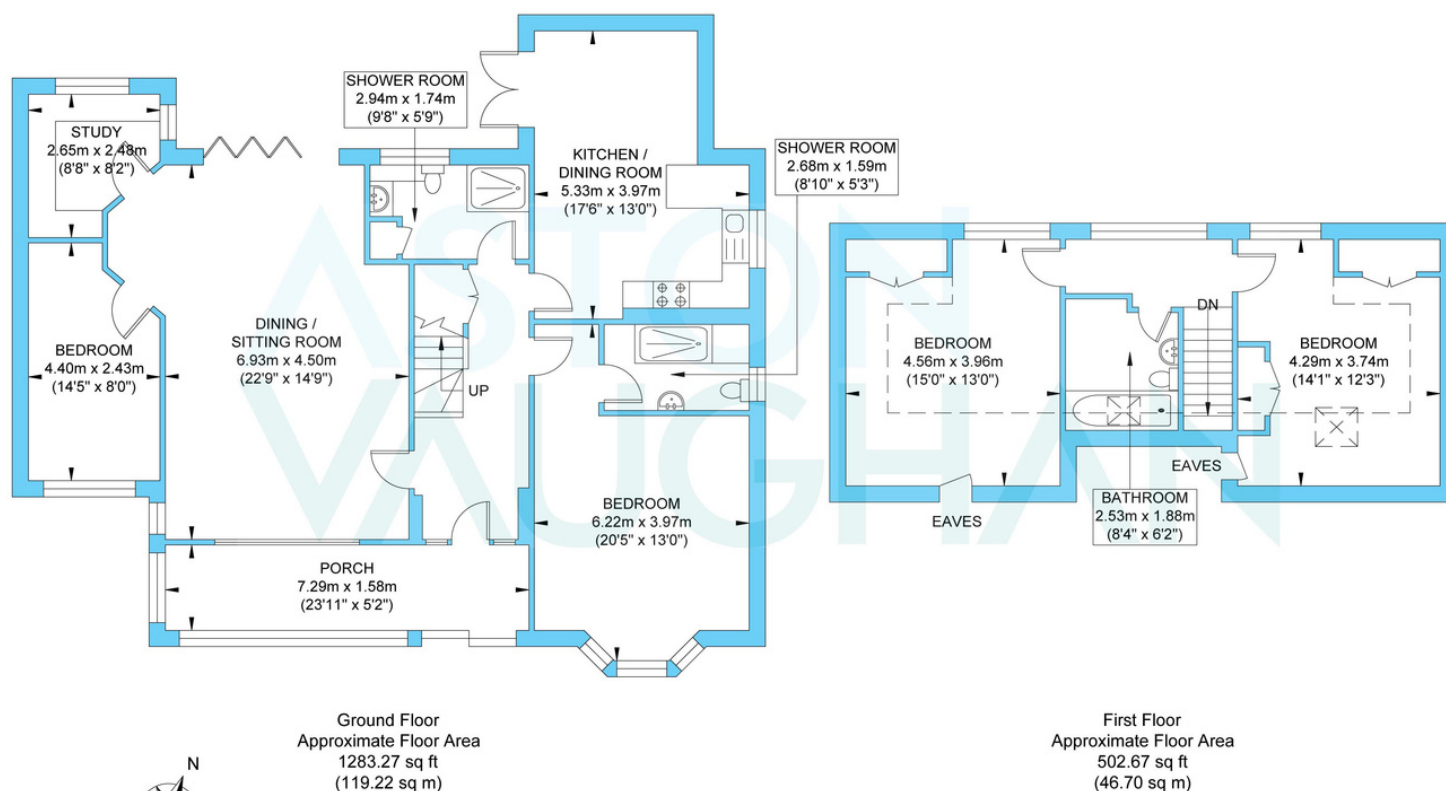




Good to Know:

Saltdean is a leafy coastal suburb on the outskirts of the city; built around the stunning, Grade II listed, Deco lido which has recently been fully refurbished. Quietly located in the thriving community, with its local schools, shops, cafes and restaurants, this bright and spacious chalet house allows you to enjoy the coast and the countryside in equal measure. On the doorstep of Brighton & Hove's city centre, with easy access to Gatwick and London over Falmer Road to the A27/A23, this is also a great location for those needing to travel further afield.

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Approximate Gross Internal Area = 165.92 sq m / 1785.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.