



22 Westbrook Lustrells Vale, Saltdean, BN2 8EZ
£275,000

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22 Westbrook Lustrells Vale

Saltdean, Brighton

This beautifully presented and spacious two-bedroom ground floor flat has been completely refurbished to an exceptional standard, offering a modern and comfortable lifestyle in a superb Saltdean location.

The property boasts its own private front door, ensuring privacy and convenience without the need for communal hallways. Upon entering, you are greeted by a generous 27-foot hallway, elegantly finished with featuring multiple built-in cupboards that provide ample storage for coats, shoes, and household essentials.

The heart of the home is a spacious lounge offering direct access to a balcony, perfect for relaxing or entertaining guests. The newly fitted kitchen is equipped with contemporary appliances, sleek cabinetry, and stylish worktops, making it a practical and attractive space. Both double bedrooms are generously proportioned, providing plenty of space for wardrobes and additional furniture. The brand new shower room showcases high-quality fixtures and fittings, including a modern walk-in shower, modern tiling, and a wash basin. In addition there is a separate wc and sink.



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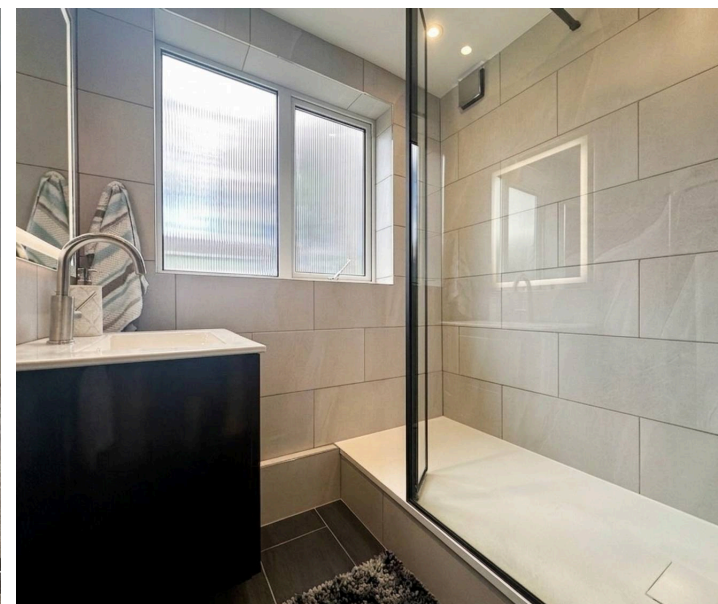
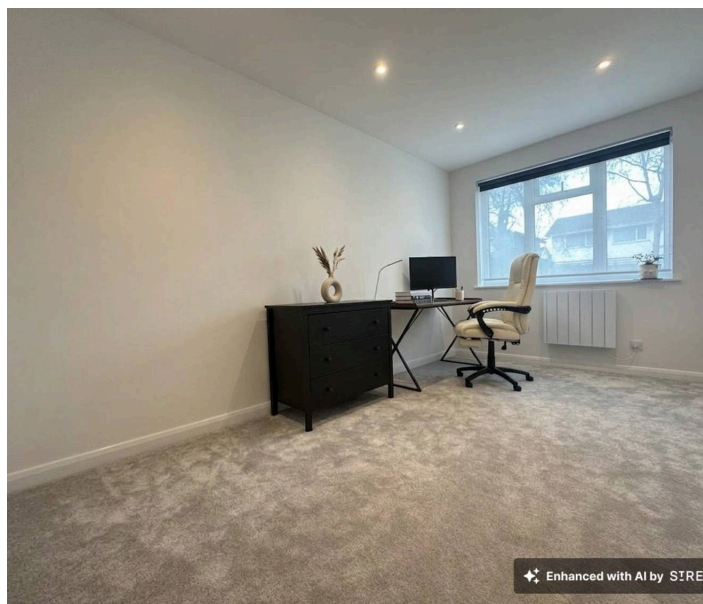
The owner of the flat has invested a great deal of time and money into it and has made improvements including new ceilings throughout to enable the use of energy efficient LED lighting, a new energy efficient cylinder, a combination of new underfloor heating and new energy efficient heaters in the bedrooms that can be accessed remotely.

With a share of the freehold and a dedicated parking space, this flat offers both security and practicality. The location is truly outstanding, situated within easy reach of local shops, highly regarded schools, frequent bus routes, and the popular Saltdean Park and Lido swimming pool, ensuring that leisure, education, and daily amenities are all conveniently close by. This is an exceptional opportunity to acquire a stylish, move-in-ready home in a vibrant and well-connected community.

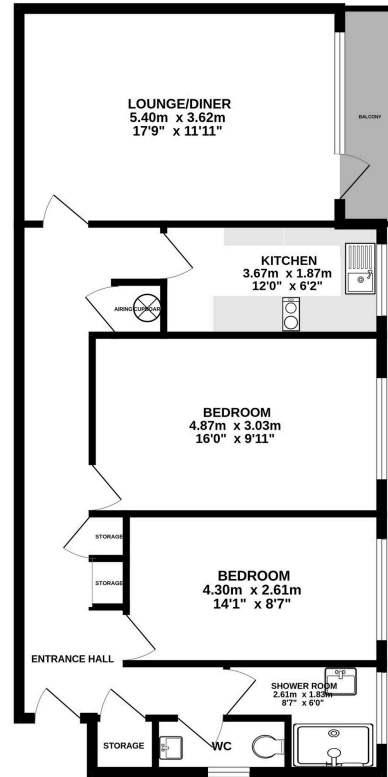
Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR
74.7 sq.m. (804 sq.ft.) approx.



22 WESTBROOK LUSTRELLS VALE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 74.7 sq.m. (804 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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Carruthers and Luck Sales and Lettings

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