



47 Westbrook Lustrells Vale, Saltdean, BN2 8EZ
£285,000

CarruthersandLuck
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47 Westbrook Lustrells Vale

Saltdean, Brighton

The property boasts a generous west-facing lounge/dining room, which is bathed in natural afternoon light and opens directly onto a private balcony, creating an inviting space for relaxation or entertaining. The kitchen has been thoughtfully refitted by the present owner and features contemporary units, integrated appliances, and ample worktop space, making it both stylish and practical for modern living. The bathroom has also been recently upgraded, and redesigned integrating the former separate WC into the main bathroom almost doubling the size of the room and making it feel bright and spacious. The new suite offers a sleek finish with quality fixtures and fittings for a touch of luxury. Both bedrooms are well-proportioned, with large windows that enhance the bright and airy feel throughout. The master bedroom has a built in wardrobe and has plenty of space for addition furniture, while the second bedroom is also a good double room. A standout feature of this flat is the impressive 22-foot hallway, complete with multiple storage cupboards, ensuring excellent organisation and a clutter-free environment.



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The entire property is beautifully decorated in neutral tones and has recently laid carpets, contributing to its fresh and welcoming ambience. Additional benefits include double glazing and modern gas central heating, ensuring comfort and energy efficiency throughout the year. The flat comes with a valuable parking space and a share of the freehold, offering both convenience and long-term security for the new owners. This is truly one of the nicest presented properties we have seen, combining style, space, and a prime location to create an outstanding home ready to move into and enjoy.

ENTRANCE HALL 22' in length

LOUNGE 17'10" x 11'11" (5.45m x 3.64m)

KITCHEN 12'2" x 6'2" (3.87m x 1.88m)

BEDROOM 1 15'11" x 10' (4.86m x 3.05m)

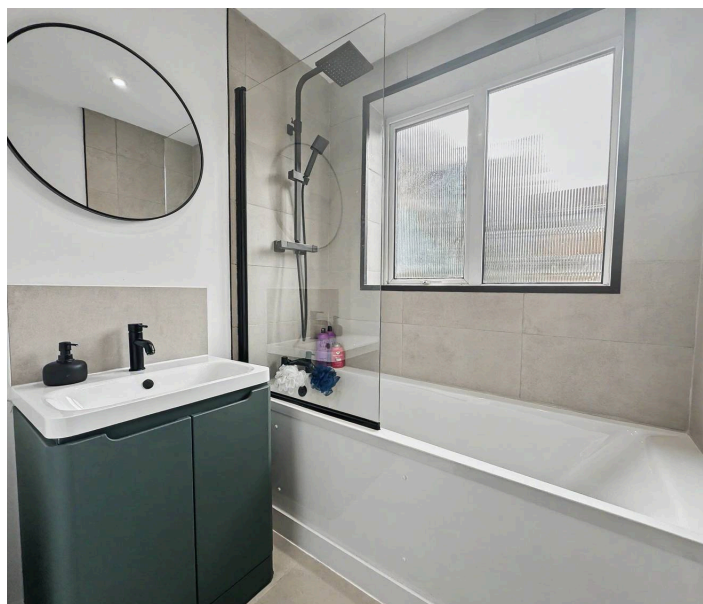
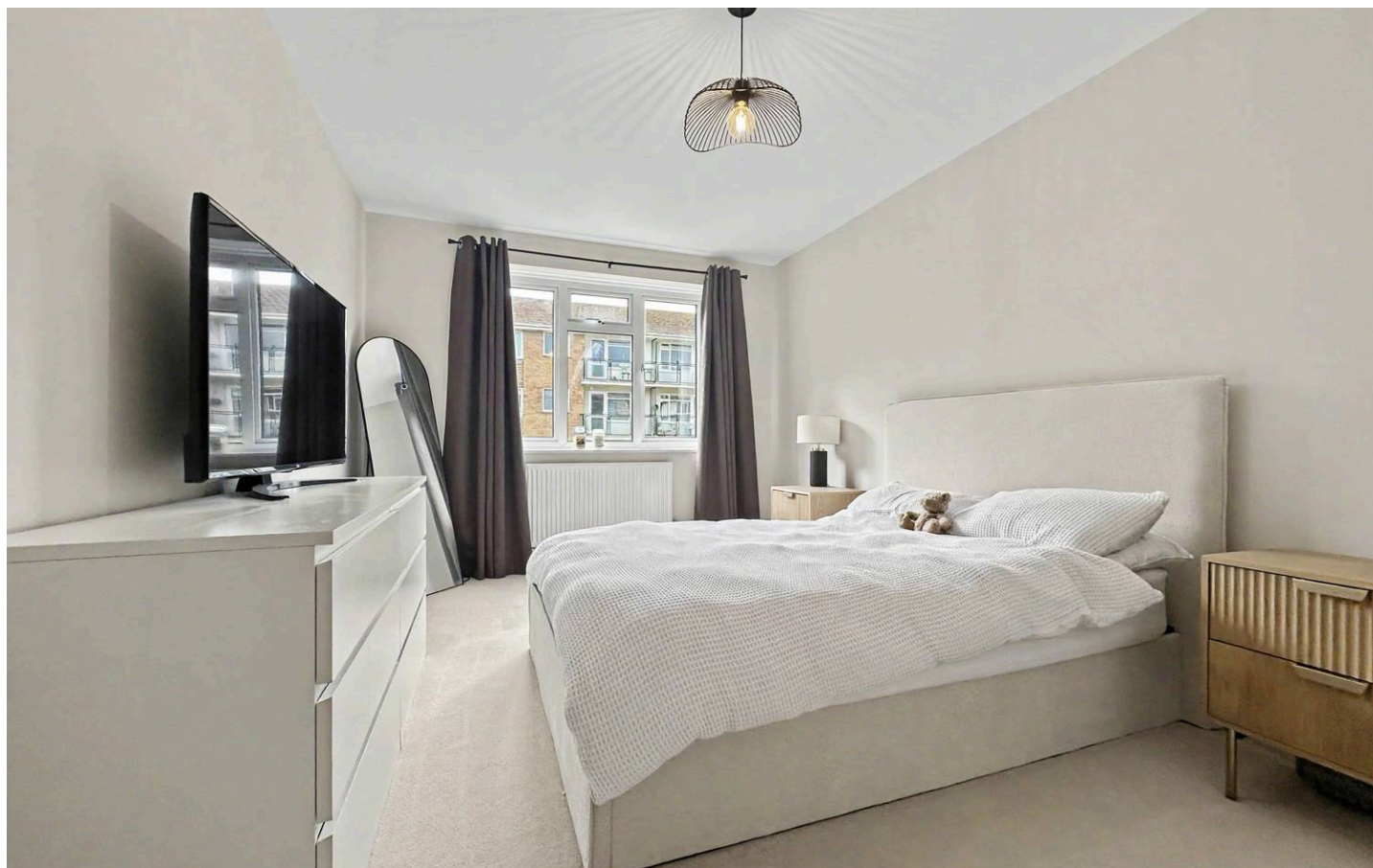
BEDROOM 2 14' x 8'2" (4.28m x 2.51m)

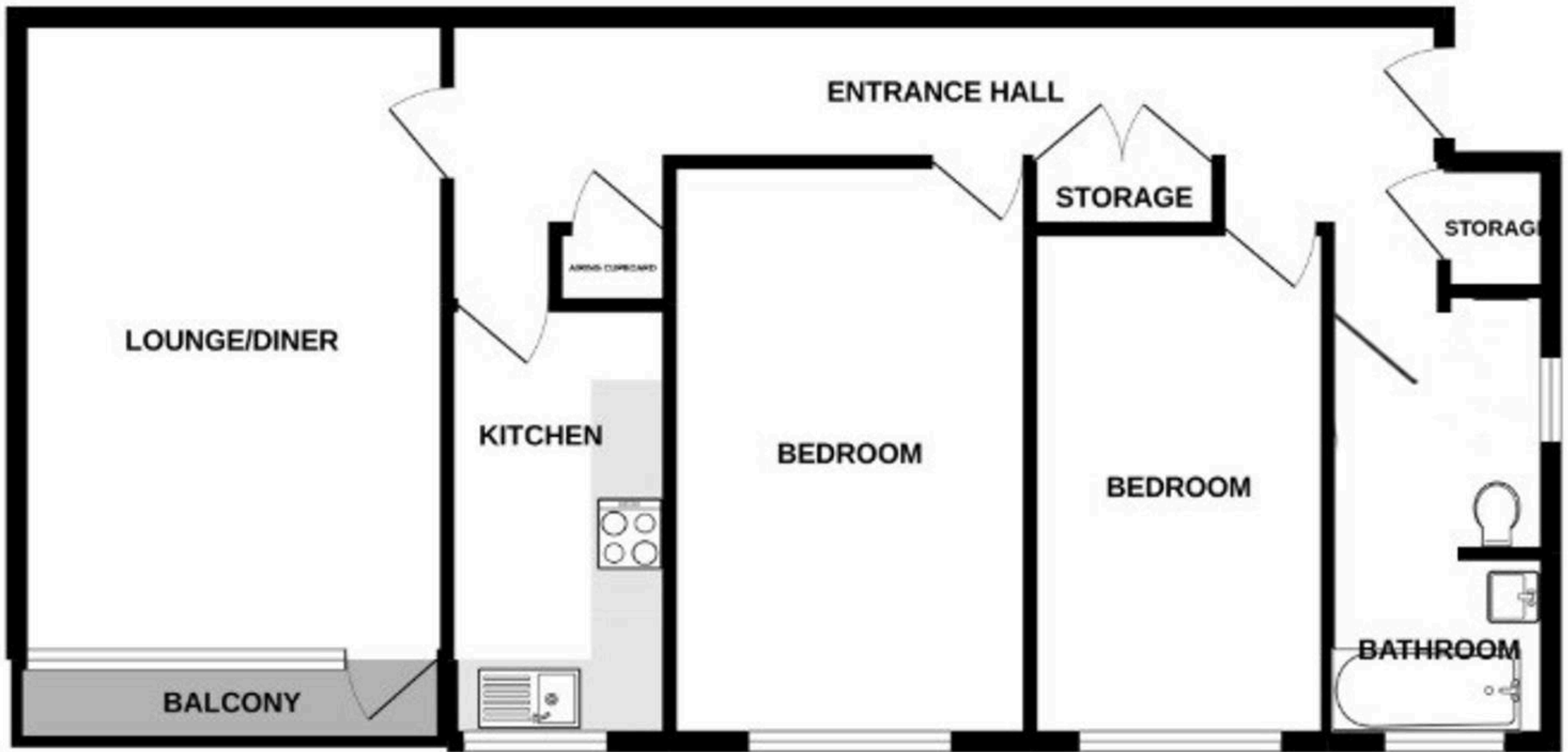
BATHROOM/WC 11'9" x 6 (3.62m x 1.82m)

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C





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Directors: Paul Carruthers Stephen Luck



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