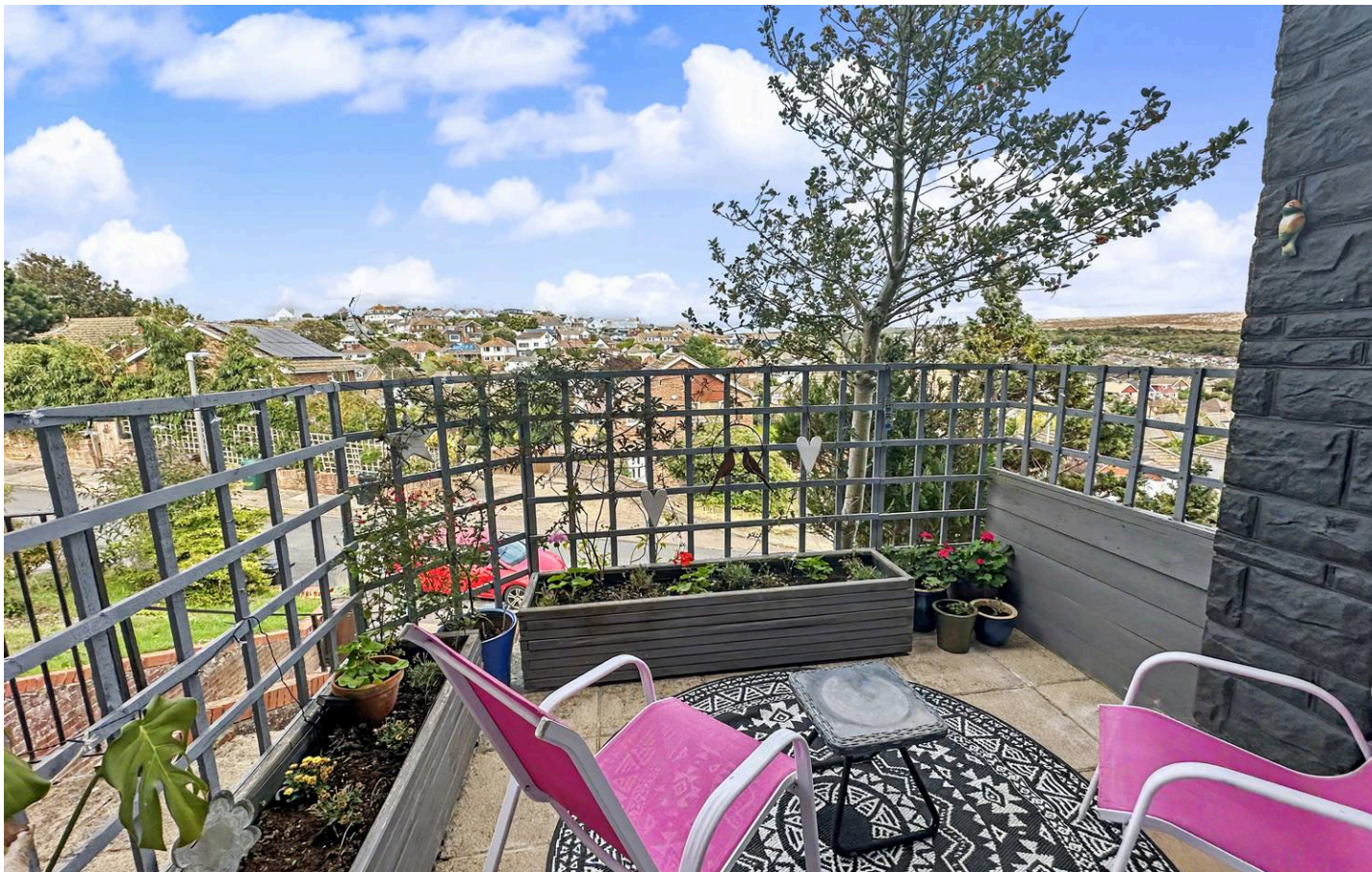




31 Lustrells Close, Saltdean, BN2 8AS
£475,000

CarruthersandLuck
SalesandLettings



31 Lustrells Close

Saltdean, Brighton

Situated in a great location, this beautifully presented and thoughtfully extended three-bedroom semi-detached chalet bungalow offers an exceptional blend of style, comfort, and practicality, with breathtaking panoramic views across Saltdean and towards the Downs.

The Lounge is situated at the front of the property and has sliding doors to a sun terrace that offers privacy and has outstanding views across Saltdean and towards the downs. The heart of the home is the impressive kitchen/dining room that spans the rear of the property and opens out to the rear garden. The kitchen was extended and refitted with a modern high gloss grey with quartz white worktops also incorporating a breakfast bar. There is an extensive range of base cupboards and drawers and a range of quality built in appliances to include a hob, oven and a feature curved splash back and integrated extractor that matches the worktops. There is also space at one end for a dining table which overlooks the rear garden.



CarruthersandLuck
SalesandLettings

31 Lustrells Close

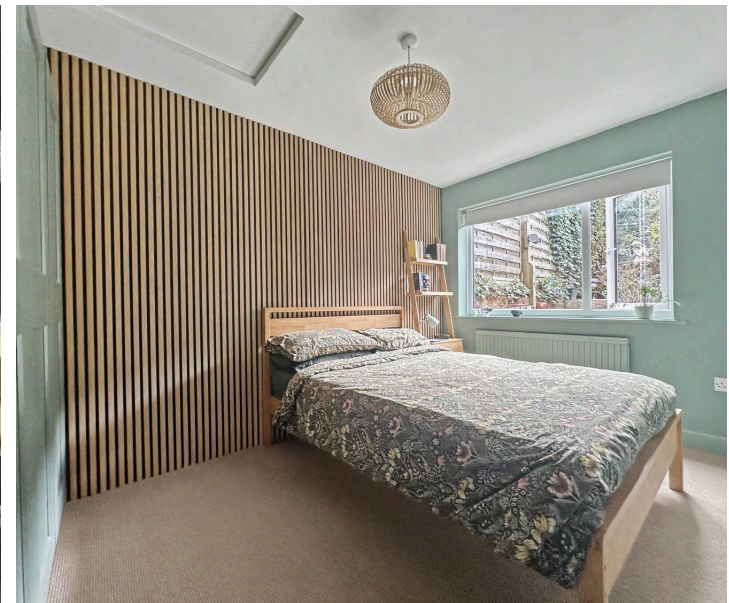
Saltdean, Brighton

Outside, the feeling of space continues with a very nicely arranged rear garden on two levels. The lower level is a private 40' x 10' patio area with attractive plants and shrubs and the area is very private. Steps made out of sleepers rise to the upper level which benefits from the most incredible views over Saltdean and out towards the downs. On this level is a very useful summerhouse/cabin measuring 15' x 9' and having power, light and internet access. The area of garden is laid with patio and shingle for easy maintenance with an additional area for with a timber shed. The rest of the garden is nicely planted with established shrubs and flowers. To the front of the house is the sun terrace accessed via the lounge, a neat and easy to maintain front garden and a driveway providing off street parking.

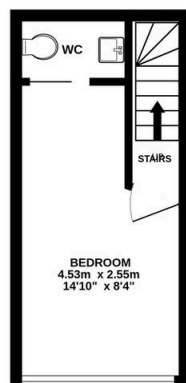
Council Tax band: C

Tenure: Freehold

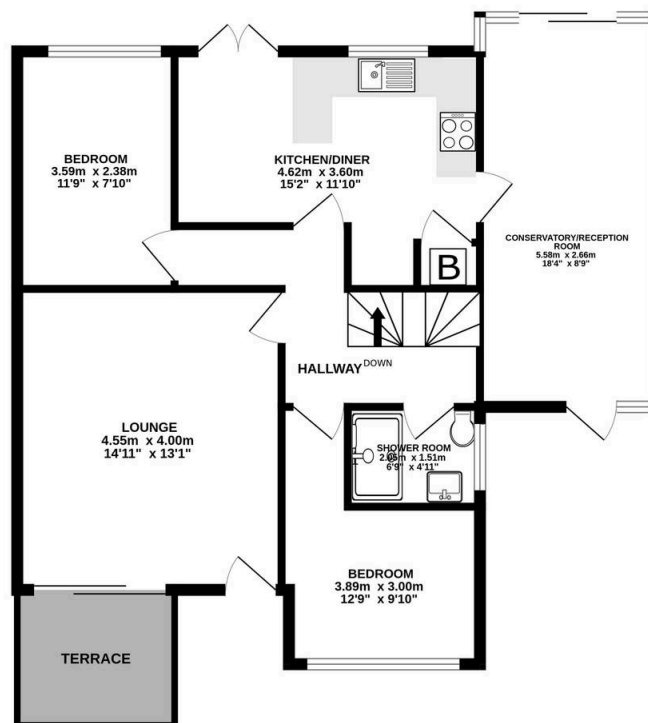
EPC Energy Efficiency Rating: TBC



LOWER GROUND FLOOR
14.1 sq.m. (152 sq.ft.) approx.



GROUND FLOOR
75.8 sq.m. (818 sq.ft.) approx.



31 LUSTRELLS CLOSE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 89.9 sq.m. (968 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2020

Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



CarruthersandLuck
SalesandLettings