



**34 Westbrook Lustrells Vale, Saltdean, BN2 8EZ**  
**£245,000**

**CarruthersandLuck**  
SalesandLettings



## 34 Westbrook Lustrells Vale

Saltdean, Brighton

This spacious two-bedroom flat is ideally positioned in a highly sought after block in West Saltdean, offering exceptional convenience for a wide range of amenities. Residents benefit from easy access to local shops, frequent bus services, a well-regarded primary school, and the inviting green spaces of the nearby park, all within a short stroll. The property's location also provides the added advantage of being within walking distance of the picturesque seafront and the renowned Saltdean Lido open air swimming pool, perfect for leisure and relaxation.

Inside, the flat boasts a generous lounge, designed to maximise comfort and natural light, with a door opening directly onto a balcony that frames fantastic countryside views. The fitted kitchen is well-appointed with ample storage and workspace, while there is also a useful utility area with space for a washing machine and tumble drier.



## 34 Westbrook Lustrells Vale

Saltdean, Brighton

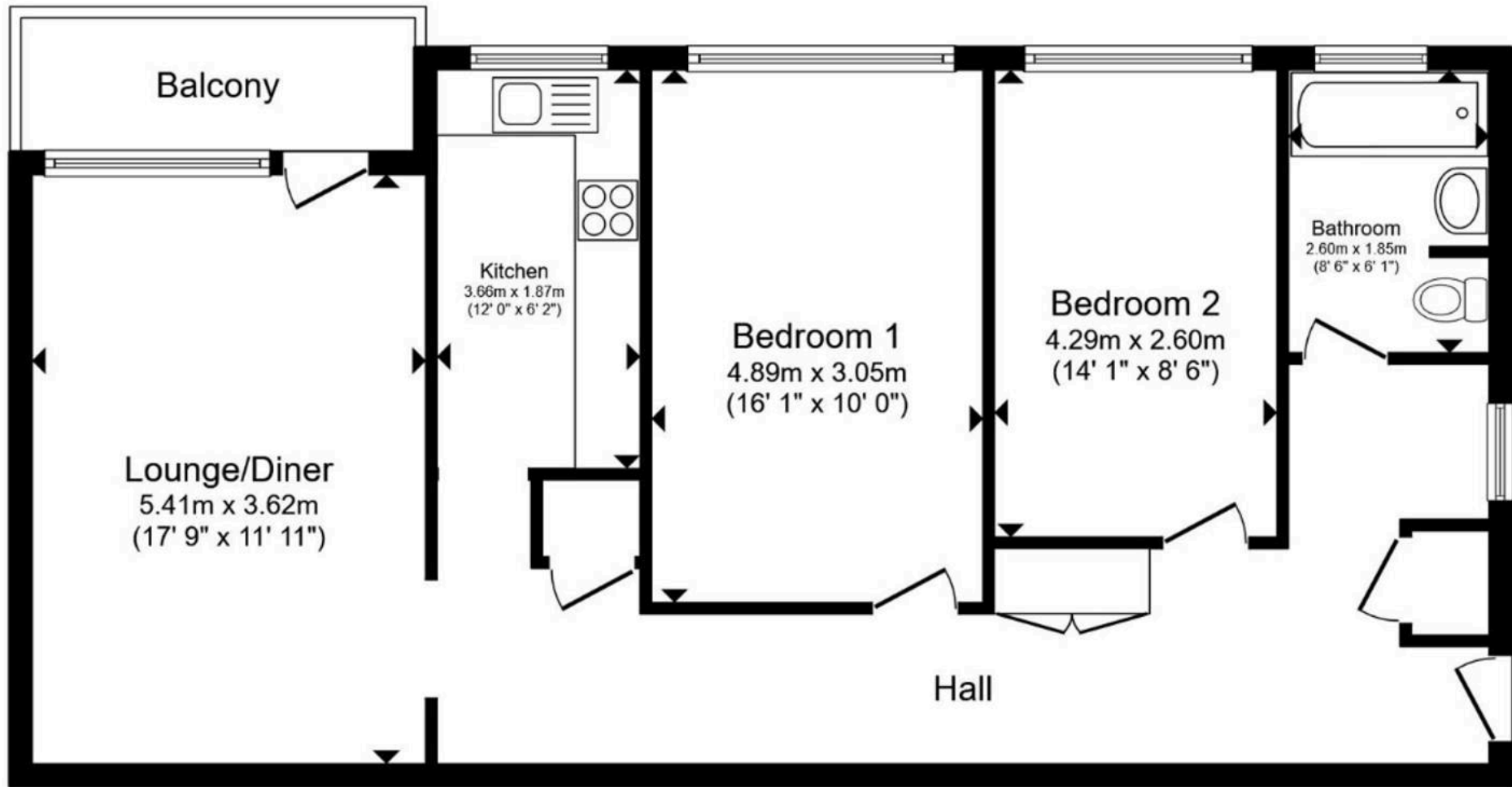
Both bedrooms are good size doubles. The bathroom is a nice size and has a bath, wash basin and low level WC. Additional highlights include a private parking space and a share of the freehold, ensuring long-term security and investment potential. The property is offered with no onward chain, providing a straightforward and swift purchase opportunity. This flat presents an ideal prospect for first-time buyers, downsizers, or investors seeking a well-maintained home in a vibrant coastal community, with all the benefits of local amenities and excellent transport links to Brighton and beyond.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D





# Carruthers and Luck Sales and Lettings

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

01273 585001

[sales@carruthersandluck.co.uk](mailto:sales@carruthersandluck.co.uk)

[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)



Follow us on Instagram  
@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