



**103 Westbrook Lustrells Vale, Saltdean, BN2 8FZ**  
**£265,000**

**CarruthersandLuck**  
SalesandLettings



## 103 Westbrook Lustrells Vale

Saltdean, Brighton

This exceptionally bright and spacious two-bedroom top floor flat offers a superb blend of comfort and convenience, ideally positioned in the heart of Saltdean. The property is set within a popular, well-maintained block and benefits from a share of freehold, providing peace of mind for long-term ownership. Decorated throughout in neutral white and cream tones, the flat exudes a fresh, contemporary feel that will suit a variety of tastes and furnishings.

The generous lounge is flooded with natural light and features direct access to a private balcony, creating an inviting space for relaxation or entertaining. Both bedrooms are well-proportioned doubles, each offering ample room for wardrobes and additional furniture. The modern kitchen is fitted with modern cupboards and a newly installed integrated oven, hob and extractor hood. For convenience the kitchen also has a breakfast bar making eating in the Kitchen easy.



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Saltdean, Brighton

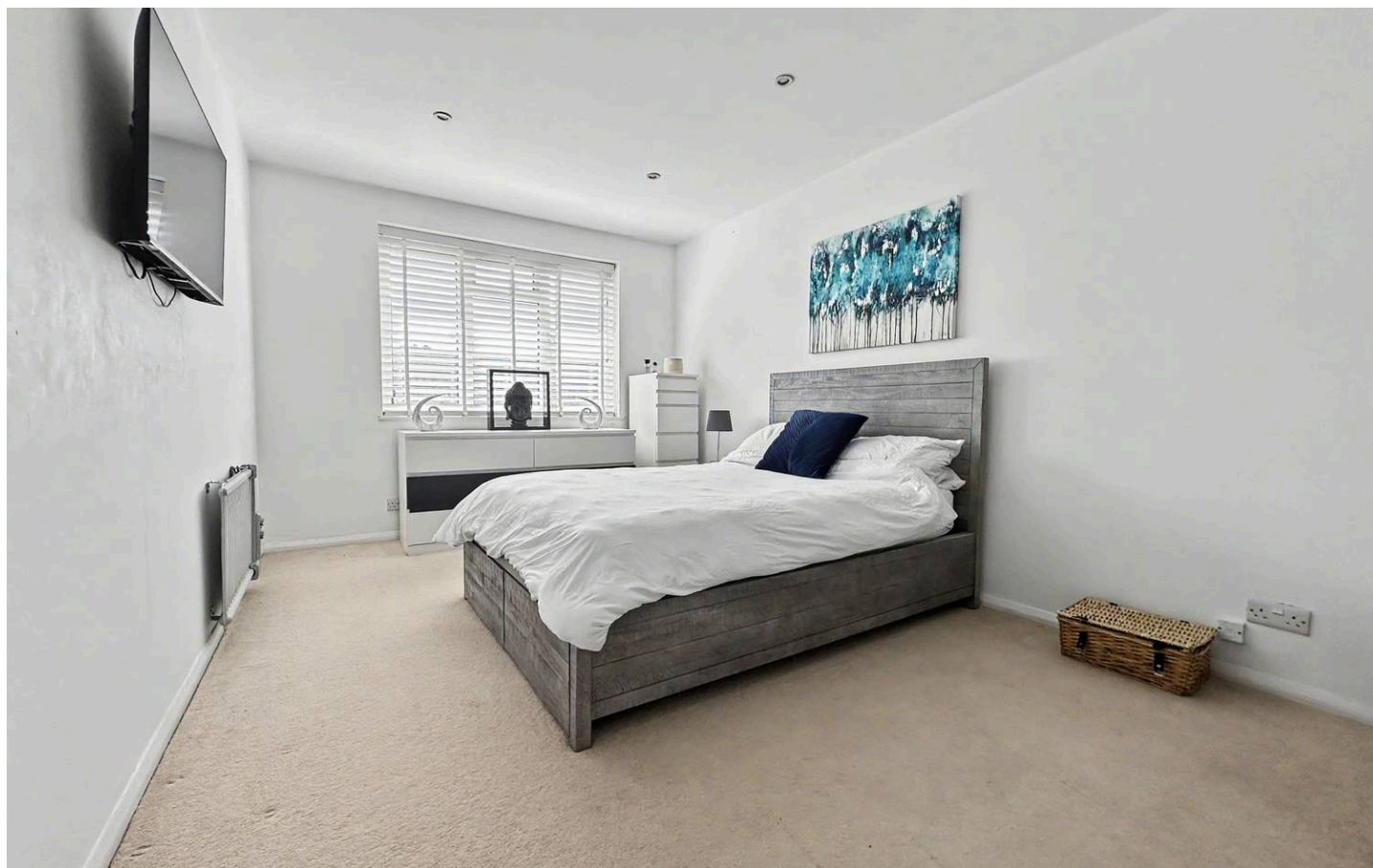
Residents benefit from a designated parking space, enhancing day-to-day convenience. The flat's central location is a particular highlight, with a wide range of local shops, cafes, and amenities just moments away, as well as excellent bus connections for easy access to Brighton city centre and beyond. You will appreciate the proximity to well-regarded school and the nearby park, while the newly restored Saltdean Lido and the picturesque seafront are only a ten-minute stroll from the front door, offering a wealth of leisure opportunities.

This property represents an outstanding opportunity for buyers seeking a stylish, low-maintenance home in a vibrant and highly sought-after area.

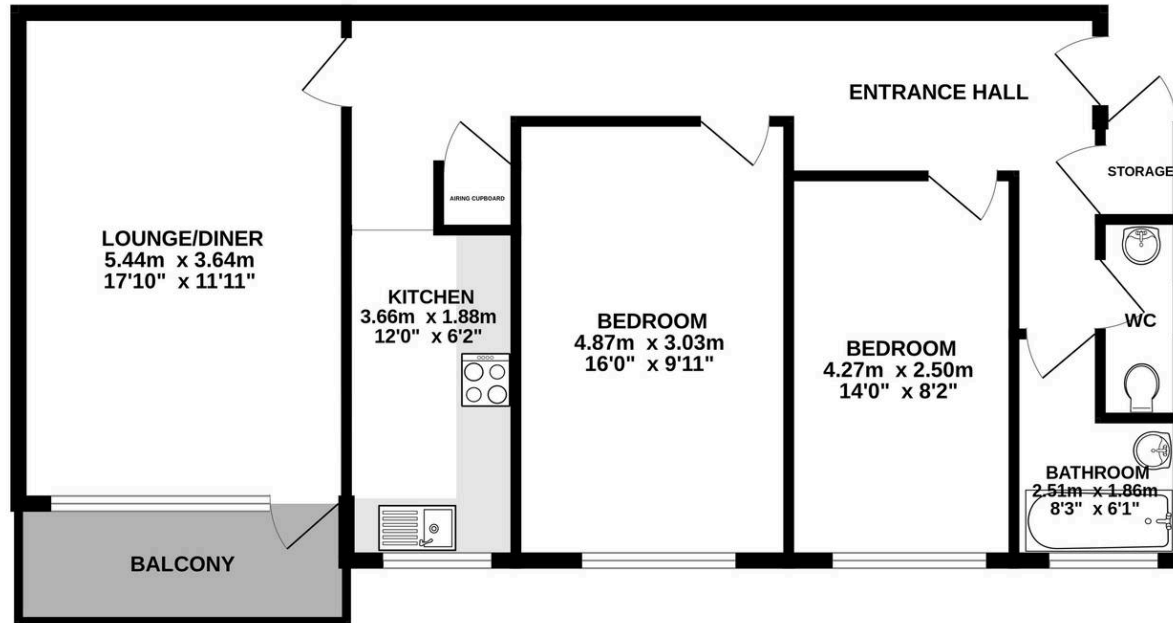
Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR  
75.0 sq.m. (807 sq.ft.) approx.



103 WESTBROOK LUSTRELLS VALE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 75.0 sq.m. (807 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.  
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## Carruthers and Luck Sales and Lettings

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