



**23 Westbrook Lustrells Vale, Saltdean, BN2 8EZ**  
**£255,000**

**CarruthersandLuck**  
SalesandLettings



## 23 Westbrook

Lustrells Vale, Saltdean

This two-bedroom ground floor flat offers a bright and contemporary living environment, thoughtfully designed to maximise natural light and space throughout. The property comprises a spacious reception room featuring large windows and direct access to a south facing balcony, perfectly suited for relaxation in the sun. Both bedrooms are generously proportioned with ample built-in storage, including mirrored wardrobes, and are finished with modern carpeting, creating inviting and versatile spaces for rest or home working. The kitchen benefits from space for a washing machine and fridge freezer and has a built in oven and hob, complemented by white cabinetry and abundant storage. The bathroom is equally impressive, offering practicality with part tiled walls, bath-tub, a wash basin, and a window allowing natural light.



- South Facing Balcony
- Communal Gardens
- Ample storage space
- Spacious living area
- Built-in Wardrobes
- Large windows throughout
- Abundant natural light
- Neutral decor

## 23 Westbrook

Lustrells Vale, Saltdean

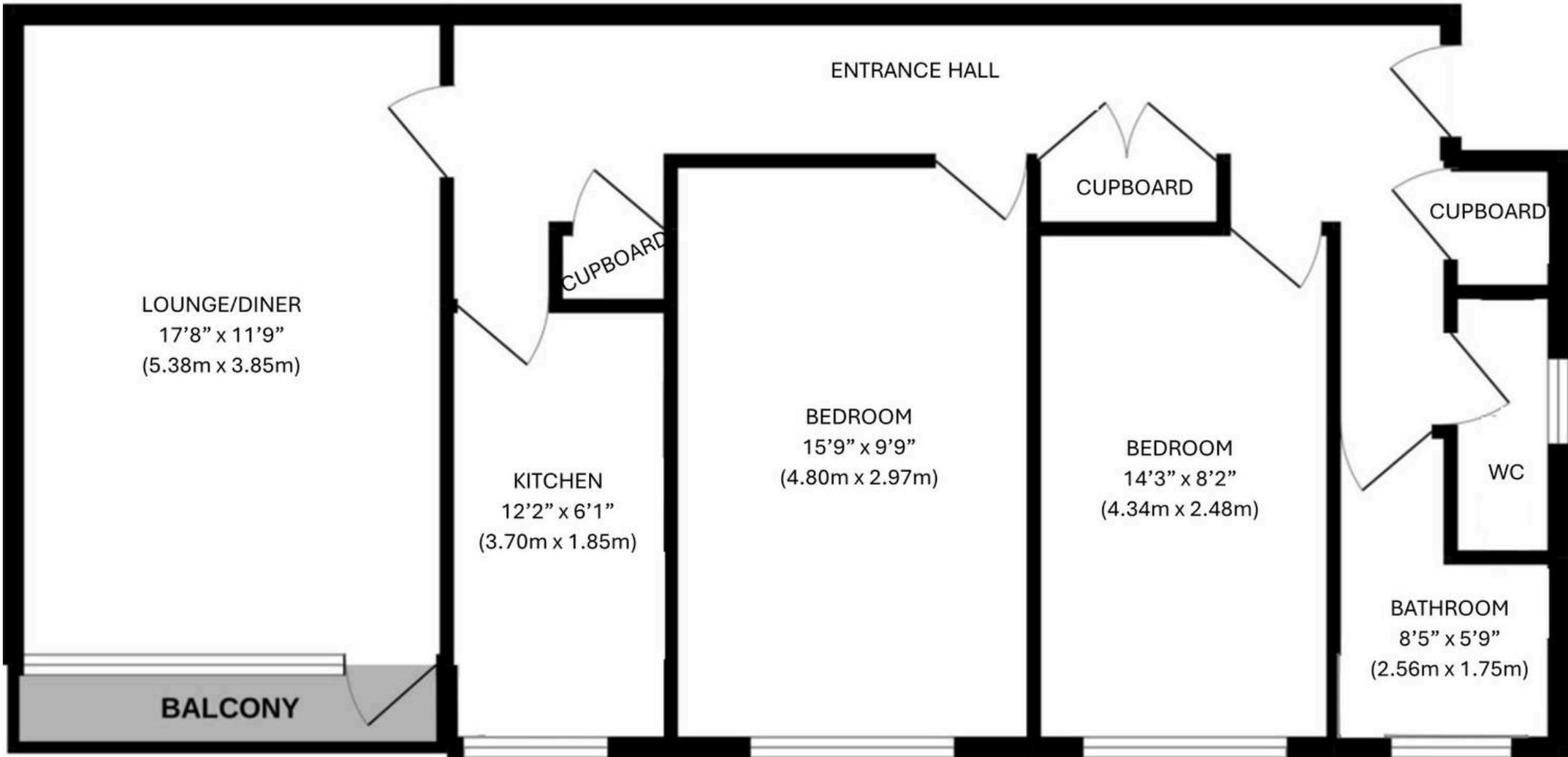
Further enhancing the appeal of this property is the abundance of convenient features designed for modern living. The entrance to the flat is sheltered, ensuring comfort and privacy, with separate doorways for each flat rather than communal hallways. Residents enjoy access to a well-maintained communal garden with paved pathways and green lawn areas. The balcony extends the living space outdoors, offering a pleasant view of the gardens and a perfect setting for morning coffee or evening relaxation. Well-suited for professionals, couples, or small families, this flat combines functional design with attractive communal amenities, promising a comfortable and stylish lifestyle within a welcoming residential setting. Westbrook is a popular block due to its superb location, with the variety of shops, eateries and much more on Lustrells Vale. Also, the bus service providing frequent access to Brighton City Centre. Saltdean Park, The Saltdean Lido Swimming pool and the seafront with beach access are all a 5 to 10 minute walk. The flat also has the bonus of an allocated parking space.

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

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