



3 Westbrook Lustrells Vale, Saltdean, BN2 8EZ
£279,950

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3 Westbrook Lustrells Vale

Saltdean, Brighton

We are delighted to offer for sale this particularly nice and spacious ground floor two-bedroom flat that occupies one of the most sought-after positions within a popular, well-maintained block, offering a tranquil outlook across beautifully kept communal gardens and Saltdean.

The property benefits from its own private entrance, providing a sense of privacy and convenience rarely found in apartment living. Inside, the generous accommodation starts with a 22' hallway leading to the lounge which is flooded with natural light and features direct access to a private balcony, creating an inviting space ideal for both relaxing and entertaining. The balcony has the benefit of overlooking well kept gardens and out to Saltdean Vale. The kitchen is thoughtfully arranged to maximise storage and workspace, with modern fittings and room for essential appliances. Both bedrooms are well-proportioned doubles, with ample space for double beds and additional furnishings, making them perfect for family living, guests, or even a dedicated home office. The bathroom has been recently refitted and redesigned to a high standard, featuring a newly fitted bathroom suite, new flooring and partial tiling over the bath.



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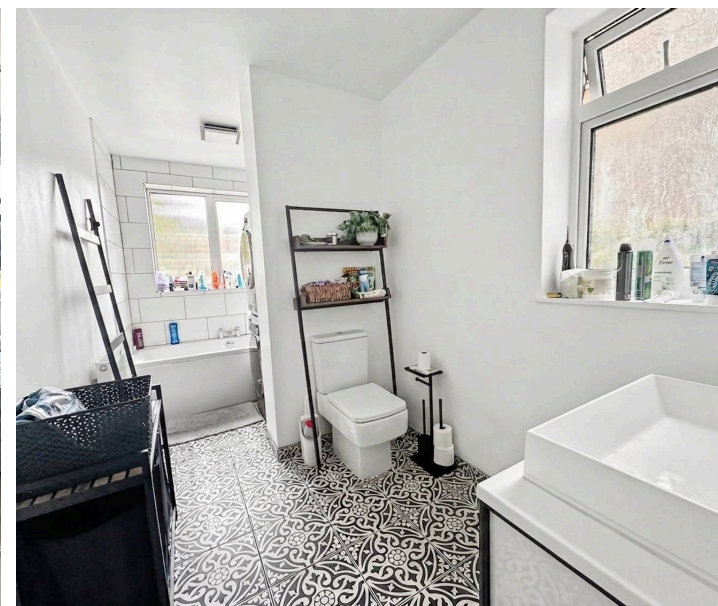
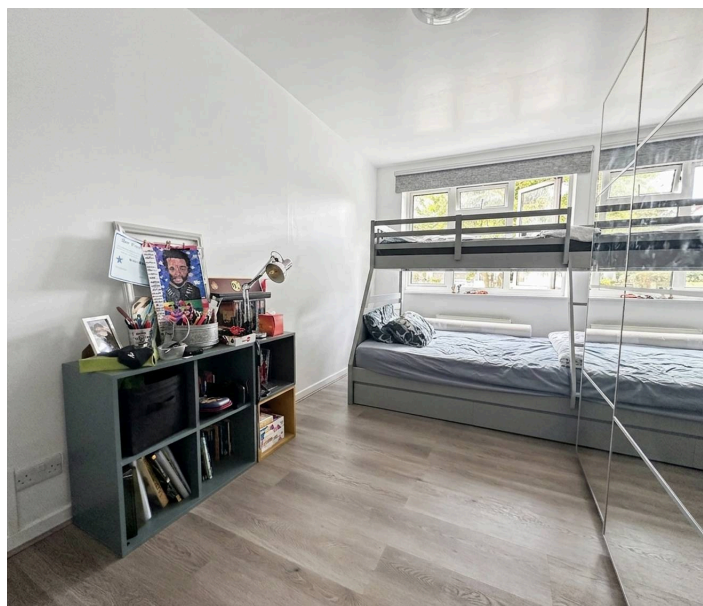
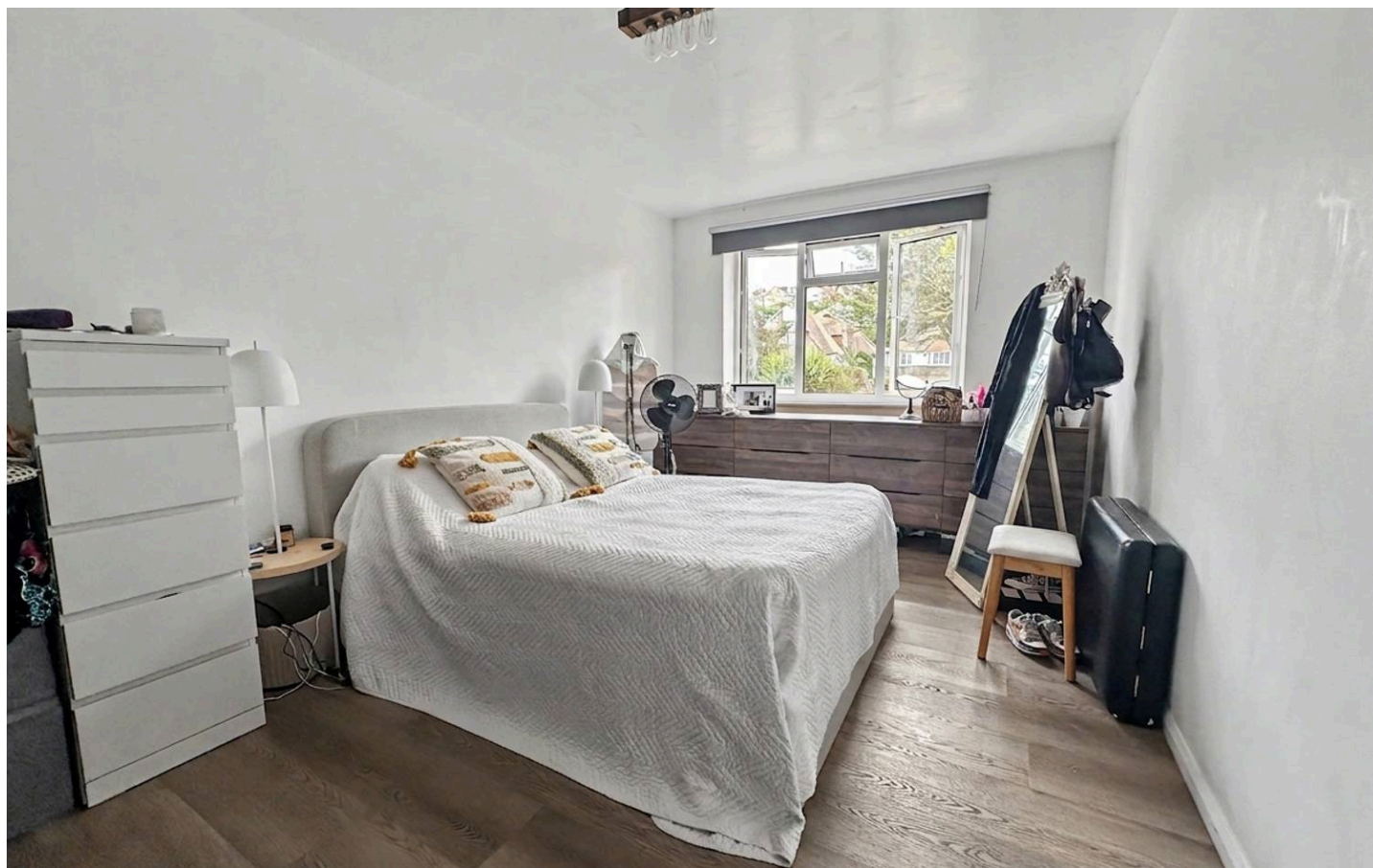
The flat also has the benefit of a new (July 2026) Worcester gas boiler supplying the heating and hot water.

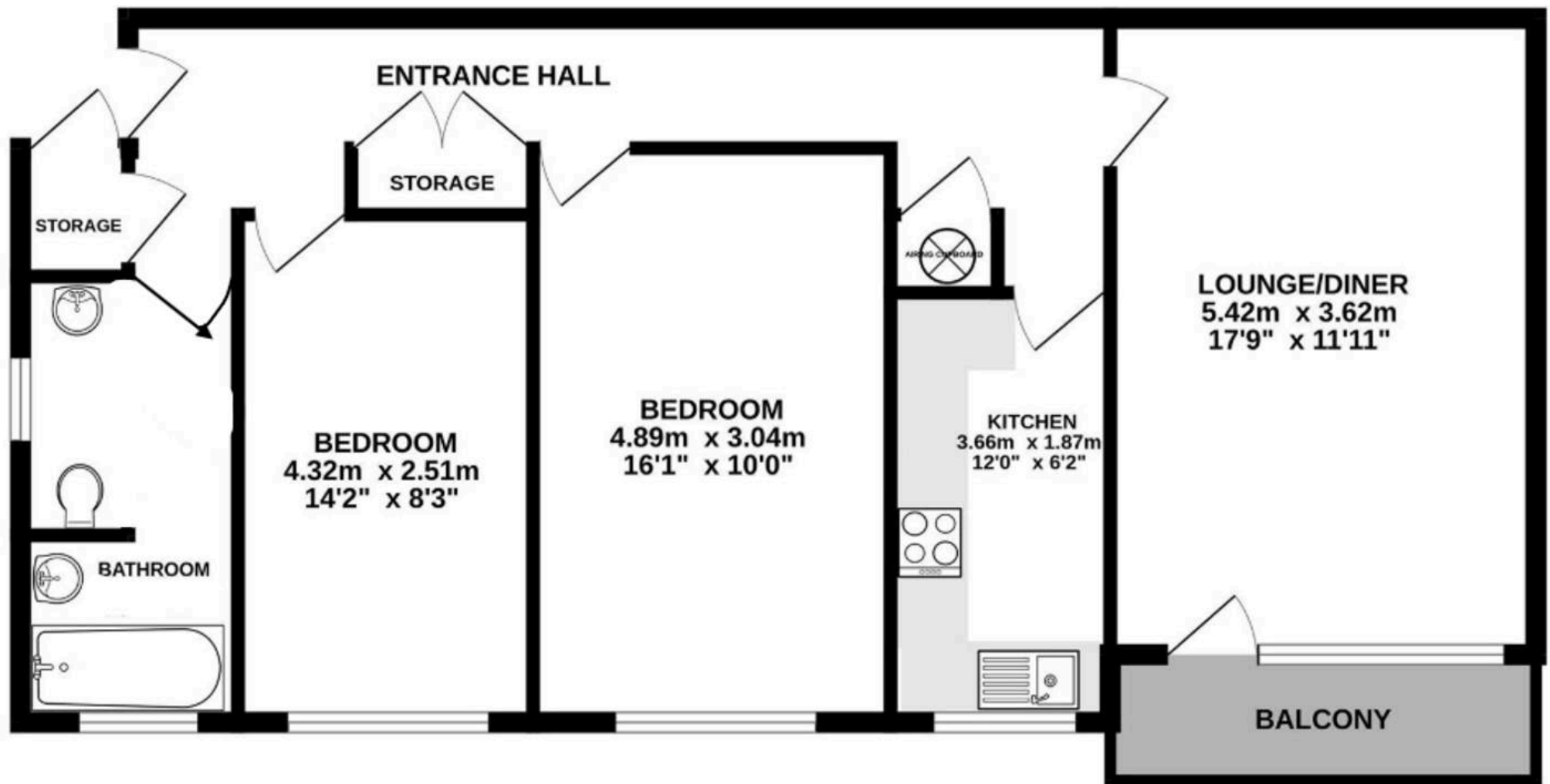
The flat is centrally located, placing a wealth of amenities within easy reach. Residents enjoy immediate access to local shops, reputable schools, Saltdean Park, the iconic Lido, and excellent bus links, ensuring seamless connections to Brighton city centre and surrounding areas. Additional benefits include an allocated parking space for convenience, a share of the freehold which offers peace of mind and greater control over management decisions, and the advantage of being offered to the market with no onward chain, facilitating a swift and straightforward purchase. Combining generous internal proportions, a prime location, and a host of modern upgrades, this outstanding ground floor flat is an ideal choice for those seeking comfort, style, and convenience in the heart of Saltdean.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C





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