



62 Westbrook Lustrells Vale, Saltdean, BN2 8FZ
£250,000

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62 Westbrook Lustrells Vale

Saltdean, Brighton

Situated in a highly regarded block in Saltdean, this well-presented two-bedroom first floor flat offers an excellent opportunity for those seeking convenience and comfort in a desirable coastal location. The property enjoys a prime position on the south side of the building, providing pleasant views across the communal gardens and ensuring an abundance of natural light throughout the principal rooms. Perfectly placed for easy access to local shops, Saltdean Park, the iconic Lido and regular bus services to Brighton City Centre, this flat is ideal for both commuters and those wishing to enjoy the vibrant amenities of the area.

The spacious south-facing lounge/dining room is a standout feature, offering a bright and airy living space with direct access to a private balcony – perfect for relaxing or entertaining while enjoying the garden outlook. The adjacent kitchen is equally impressive, fitted with sleek white high gloss units that provide ample storage and workspace, complemented by the same sunny south-facing aspect. Both bedrooms are generous doubles, also south-facing, ensuring they are filled with light and enjoy a tranquil garden vista.



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The bathroom is fitted with a modern white suite, offering a clean and contemporary feel, while a separate WC includes a practical utility space with plumbing for a washing machine and tumble dryer – an invaluable addition for day-to-day living.

The property also benefits from an allocated parking space, providing convenience and peace of mind for residents. Offered with no onward chain, this flat presents an attractive, move-in ready option in one of Saltdean's most popular developments, combining well-proportioned accommodation with a superb location close to parks, leisure facilities, and excellent transport links to the city centre.

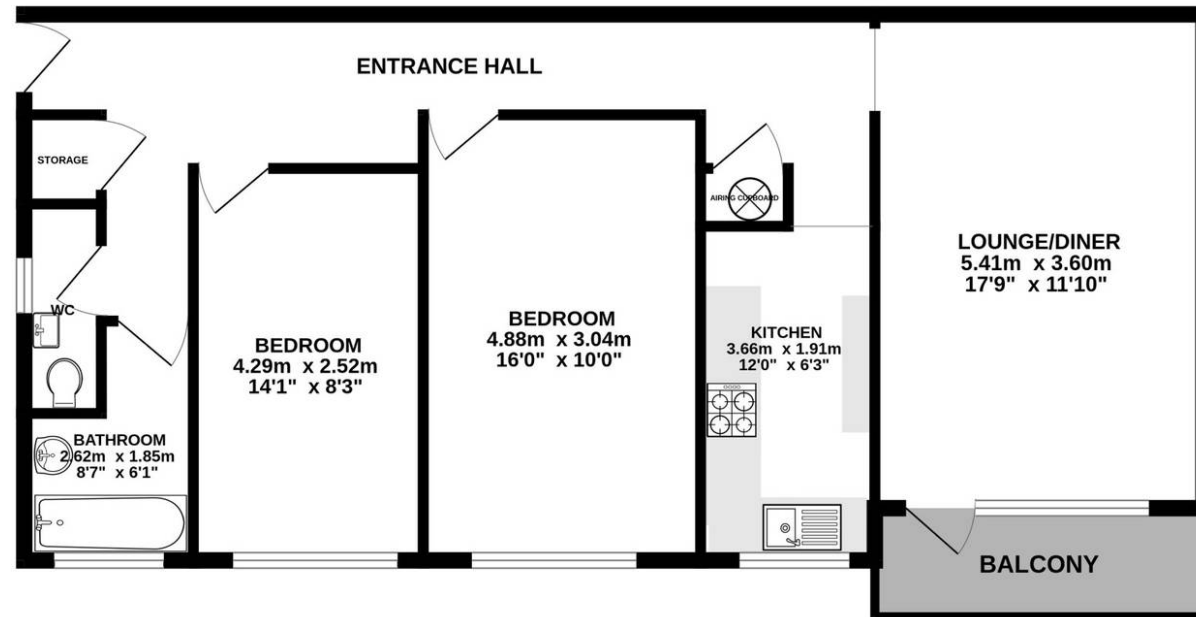
Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
75.2 sq.m. (809 sq.ft.) approx.



62 WESTBROOK LUSTRELLS VALE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 75.2 sq.m. (809 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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