



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

**CarruthersandLuck**  
SalesandLettings



## 65 Westbrook

Lustrells Vale, Saltdean

This beautifully presented two-bedroom flat offers an inviting blend of contemporary style and flexible living in a sought-after residential development. The spacious layout comprises a generous reception room, creating a warm and welcoming atmosphere that is easily tailored to individual tastes. Large windows throughout the property allow natural light to flood the living spaces, enhancing the airy and open feel. Both bedrooms continue the neutral decor theme, providing ample space for relaxation or personalisation and featuring carpeted flooring for added comfort. The flat's bathroom is a highlight, boasting sleek white tiles with a decorative mosaic border, a built-in bath with a glass screen, a basin. The stylish kitchen is equipped with sleek countertops, contemporary white cabinetry, an integrated oven, and a striking bright red backsplash, offering a functional and eye-catching cooking environment. A standout feature of this property is the seamless access to outdoor living. The flat benefits from a private balcony, providing lovely views over the communal gardens.



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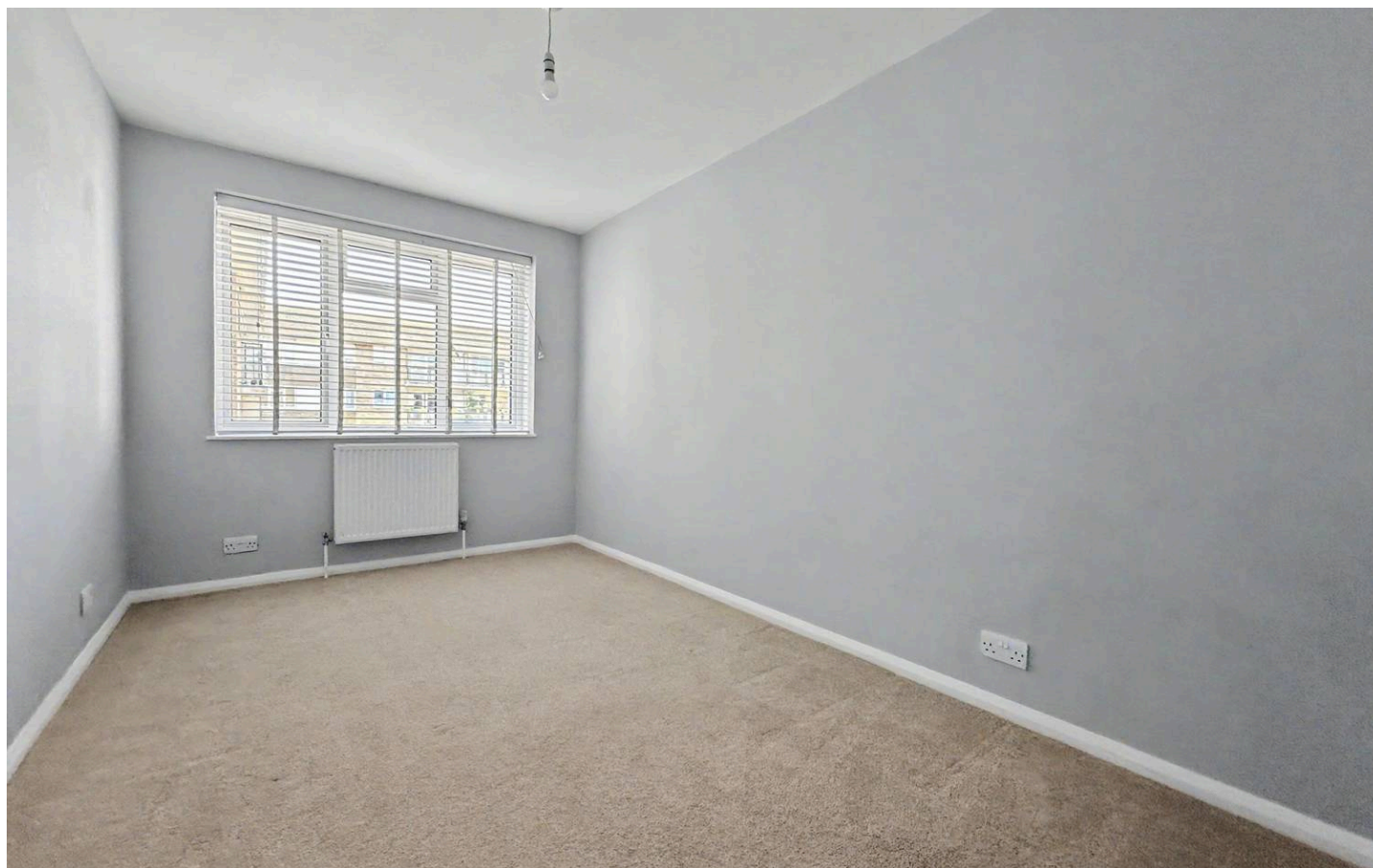
Lustrells Vale, Saltdean

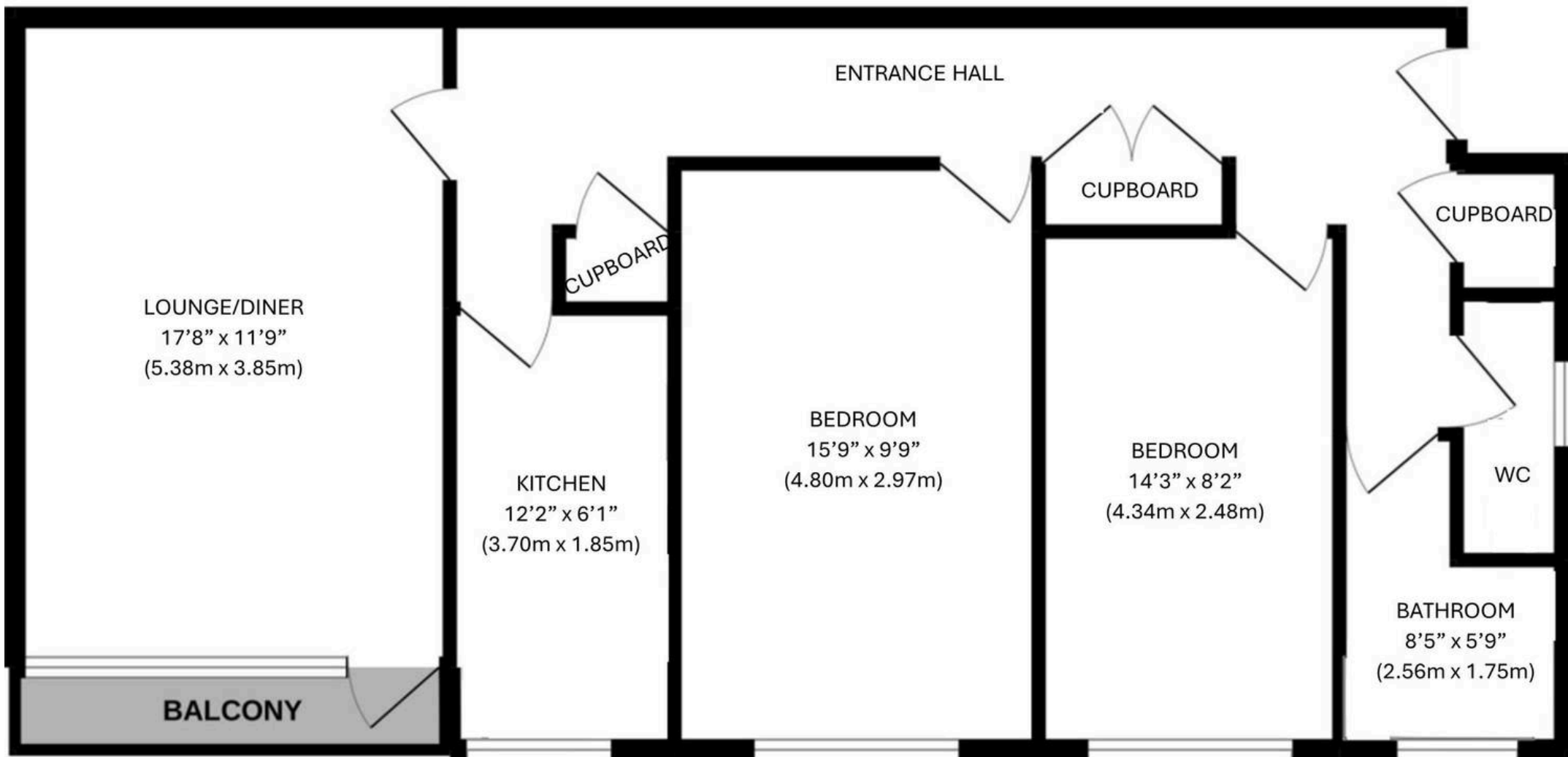
This tranquil space is perfect for morning coffee or evening relaxation. Residents also enjoy shared access to the well-maintained communal gardens, featuring landscaped greenery, flower beds and pathways. The property's neutral palette and spacious rooms offer a versatile canvas for any lifestyle, while the abundance of natural light and modern fixtures ensure comfort and style. With its combination of indoor and outdoor amenities, contemporary finishes, and flexible living spaces, this two-bedroom flat is an exceptional opportunity for buyers or tenants seeking a modern, comfortable home with a strong sense of community. Westbrook is a highly sought-after development, ideally located close to the excellent range of shops, cafés, and other amenities along Lustrells Vale. Frequent bus services provide convenient access to Brighton, while Saltdean Park, the Saltdean Lido, and the seafront with direct beach access are all within a pleasant 5 to 10-minute walk. The property also benefits from the added convenience of an allocated parking space.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C





## Carruthers and Luck Sales and Lettings

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Directors: Paul Carruthers Stephen Luck



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