



63 Westbrook Lustrells Vale, Saltdean, BN2 8FZ  
£265,000

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## 63 Westbrook Lustrells Vale

Saltdean, Brighton

This superbly presented two-bedroom flat offers a modern and stylish living environment in a highly sought-after location just a short stroll from the seafront and beach. The property has been thoughtfully modernised by the current owner, ensuring a high standard of finish throughout.

The spacious lounge is filled with natural light and opens onto a private balcony with views towards the downs. The refitted kitchen features quality units and contemporary fittings, offering ample storage and workspace and has fitted appliances. Both bedrooms are well-proportioned doubles. The remodelled bathroom has been enlarged and tastefully updated with modern fixtures and fittings including a bath with shower over, modern square 'floating' wash basin and low flush WC.



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The flat benefits from an allocated parking space and a share of the freehold, adding to the convenience and long-term appeal of the property. Located within easy reach of local shops, schools, and regular bus services, residents enjoy excellent access to Brighton city centre and the surrounding area. Internal viewing is highly recommended to fully appreciate the quality and condition of this exceptional flat.

## ENTRANCE HALL

LOUNGE 19'9" X 11'11" (5.42m X 3.64m)

KITCHEN 12' x 6'1" (3.65m x 1.86m)

BEDROOM 1 15'11" x 10' (4.86m x 3.06m)

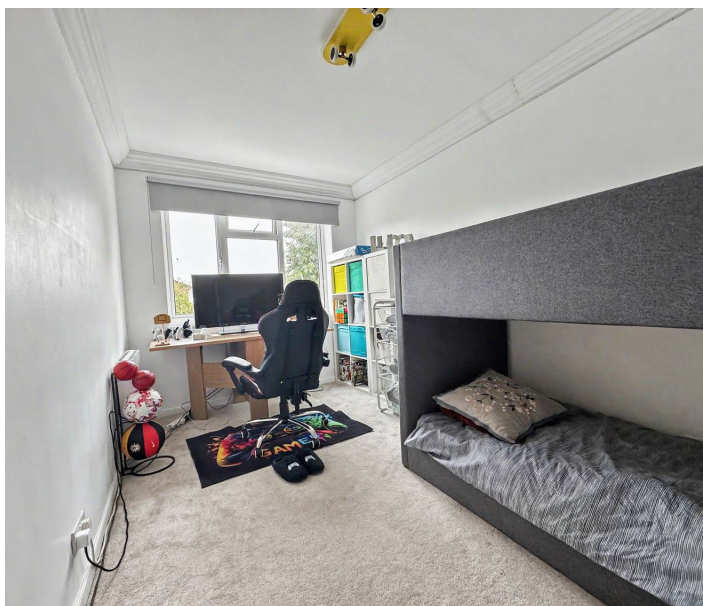
BEDROOM 2 14'1" x 8'3" (4.28m x 2.52m)

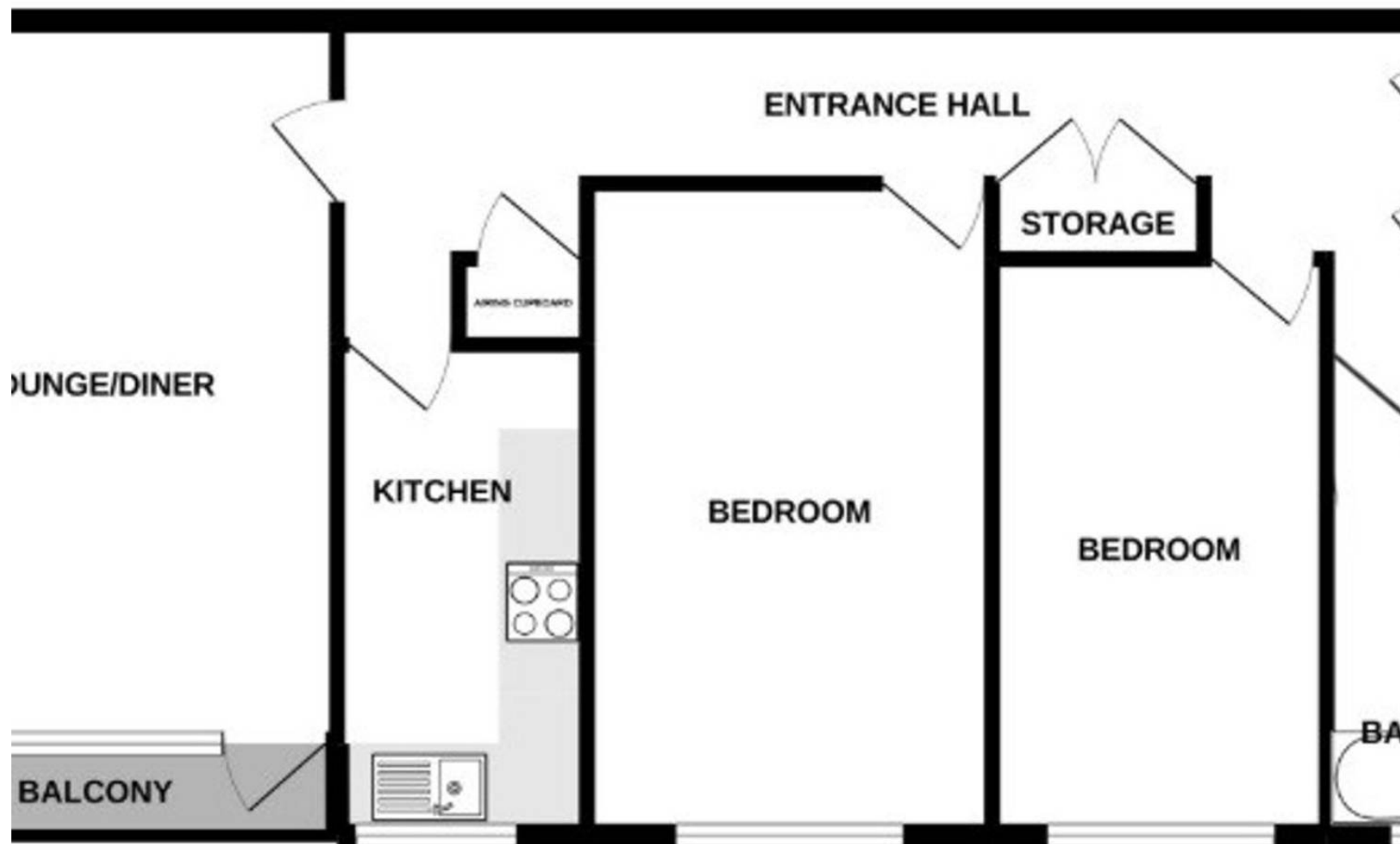
BATHROOM 12'5" x 5'4" (3.81m x 1.64m)

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C





## Carruthers and Luck Sales and Lettings

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