



91 Lustrells Crescent, Saltdean, BN2 8FL
£725,000

CarruthersandLuck
SalesandLettings

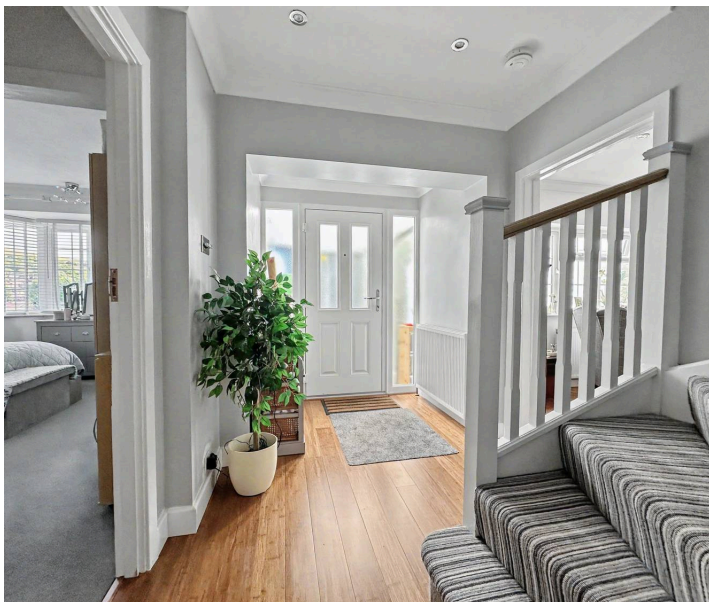


91 Lustrells Crescent

Saltdean, Brighton

Situated in one of West Saltdean's most sought-after roads, this beautifully presented detached chalet bungalow offers an exceptional blend of space, style, and versatility, making it ideal for family living or those seeking generous accommodation with flexible room options. The property boasts four to five bedrooms and three bathrooms, providing ample space for both relaxation and entertaining.

Upon entering, you are greeted by a 22' sunroom overlooking the front gardens with a door to a spacious and open hallway with quality Bamboo flooring which carries through into the lounge and the hallway also has generous understairs storage. A superb dual aspect living room is flooded with natural light and features bi-fold doors that create a seamless flow between indoor and outdoor living. The large, modern kitchen and dining room is a true focal point of the home, fitted with contemporary cabinetry, integrated appliances, and extensive work surfaces, making it perfect for family meals or entertaining guests. Adjacent to the kitchen, a practical utility and shower room adds convenience for busy households.



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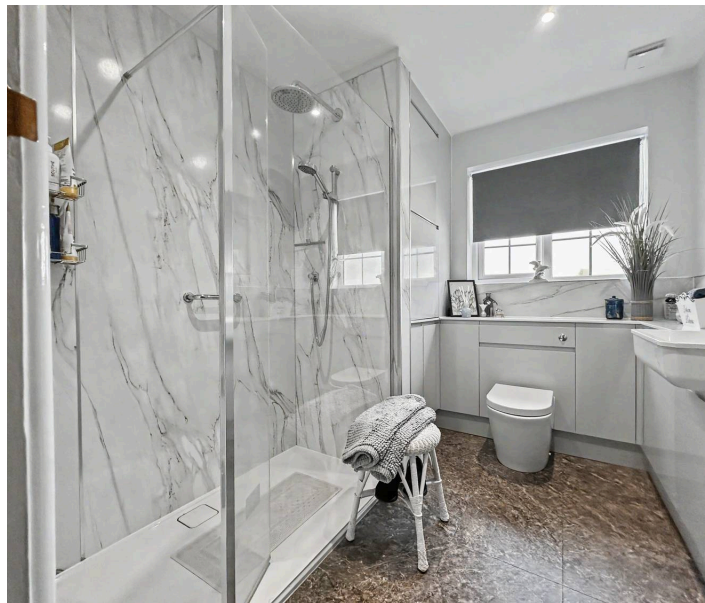
Each bedroom is generously proportioned, with the option to repurpose one as a home office, playroom, or guest suite, depending on your needs. 2 of the bedrooms are on the ground floor and the master bedroom has its own en-suite shower room and walk in wardrobe. Also on the ground floor is a study/5th bedroom. The bathrooms are finished to a high standard, featuring modern fixtures and stylish tiling for a luxurious touch.

A particular feature of the property are the gardens. Being situated behind a neat hedge the front garden has a lot of privacy and also has parking for 2/3 cars. 2 Side gates provide access to the very well maintained rear garden with level lawn, flower and shrub borders and raised deck.

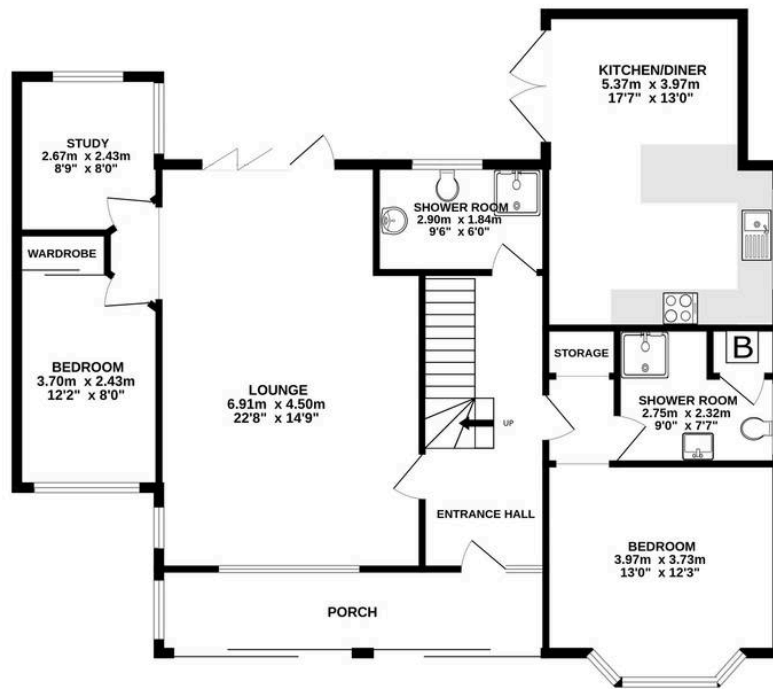
Council Tax band: D

Tenure: Freehold

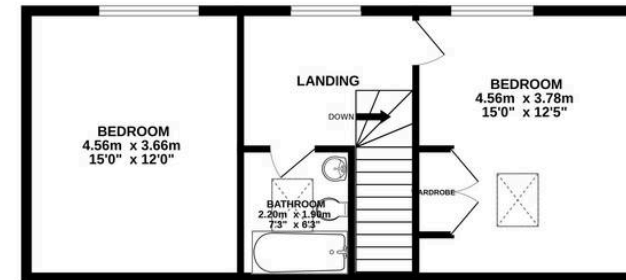
EPC - C



GROUND FLOOR
115.1 sq.m. (1239 sq.ft.) approx.



1ST FLOOR
47.6 sq.m. (513 sq.ft.) approx.



91 LUSTRELLS CRESCENT SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 162.7 sq.m. (1751 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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Carruthers and Luck Sales and Lettings

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