



35 Westbrook, Lustrells Vale, Saltdean, BN2 8EZ

£235,000

CarruthersandLuck
SalesandLettings



35 Westbrook

Lustrells Vale, Saltdean

A very spacious and well presented 2 bedroom second (top) floor flat located in a popular and sought after block in Lustrells Vale. The Vale has a variety of shops and cafes and is also home to Saltdean Primary School. Bus services giving frequent access to Brighton City Centre run along Lustrells vale. Saltdean Park and the newly refurbished Saltdean Lido open air swimming pool complex with its new library, gym café and restaurant are all within a 5 minute walk.

The flat is a very good size with a large entrance hall, 2 double bedrooms and a nice size lounge with a window and door to a south facing sun balcony with views over the communal gardens.

- Spacious 2 Bedroom flat overlooking communal gardens
- Spacious Lounge with south facing balcony
- South facing fitted Kitchen
- 2 Double bedrooms
- Bathroom and separate WC
- Popular block with share of freehold
- Close to shops, buses and school
- Within 5 minutes of the seafront and the newly restored Saltdean Lido

35 Westbrook

Lustrells Vale, Saltdean

COMMUNAL ENTRANCE Entry phone system

LOUNGE 17'9" x 11'11" (5.41m x 3.63m) Double glazed window overlooking the courtyard area, door to balcony, storage heater.

KITCHEN 12' x 6' (3.66m x 1.83m) Wall and base units, sink and drainer, space for electric cooker, fridge/freezer, washing machine.

BEDROOM 1 16' x 9'11" (4.88m x 3.02m) Double glazed window, storage heater.

BEDROOM 2 14' x 8'3" (4.28m x 2.51m) Double glazed window, storage heater.

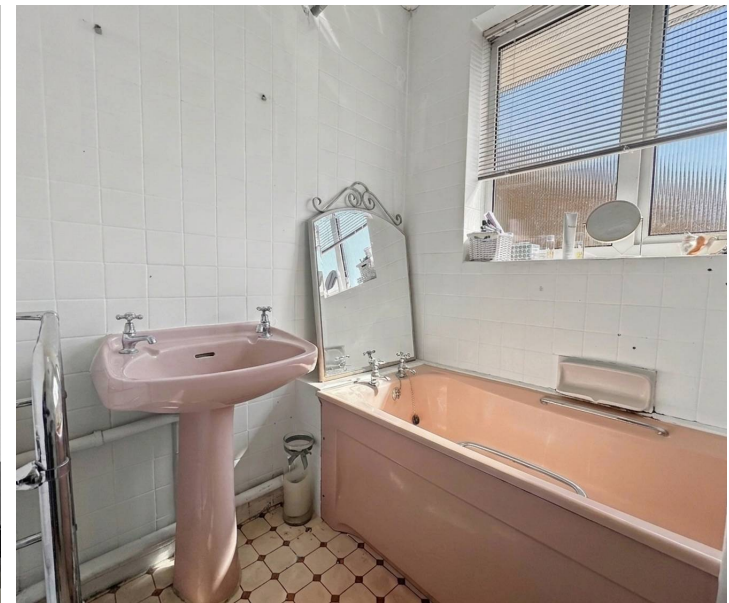
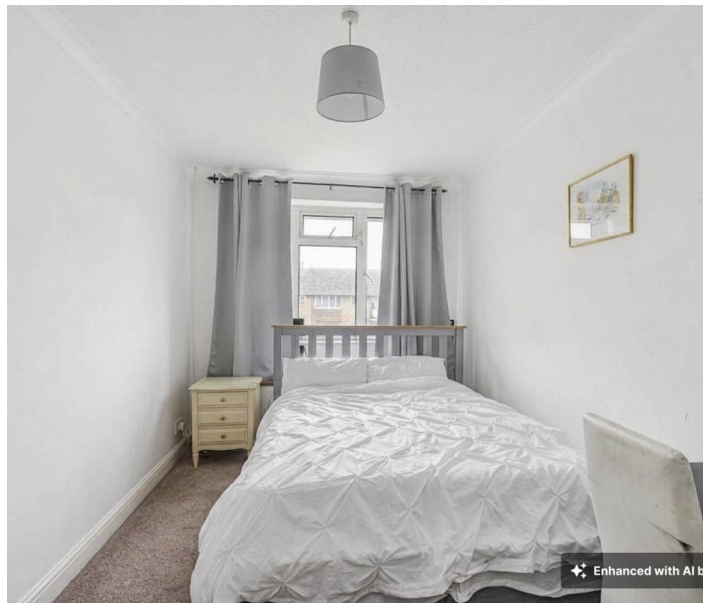
BATHROOM Panelled bath, pedestal wash basin, double glazed window.

SEPARATE WC Low level wc, sink.

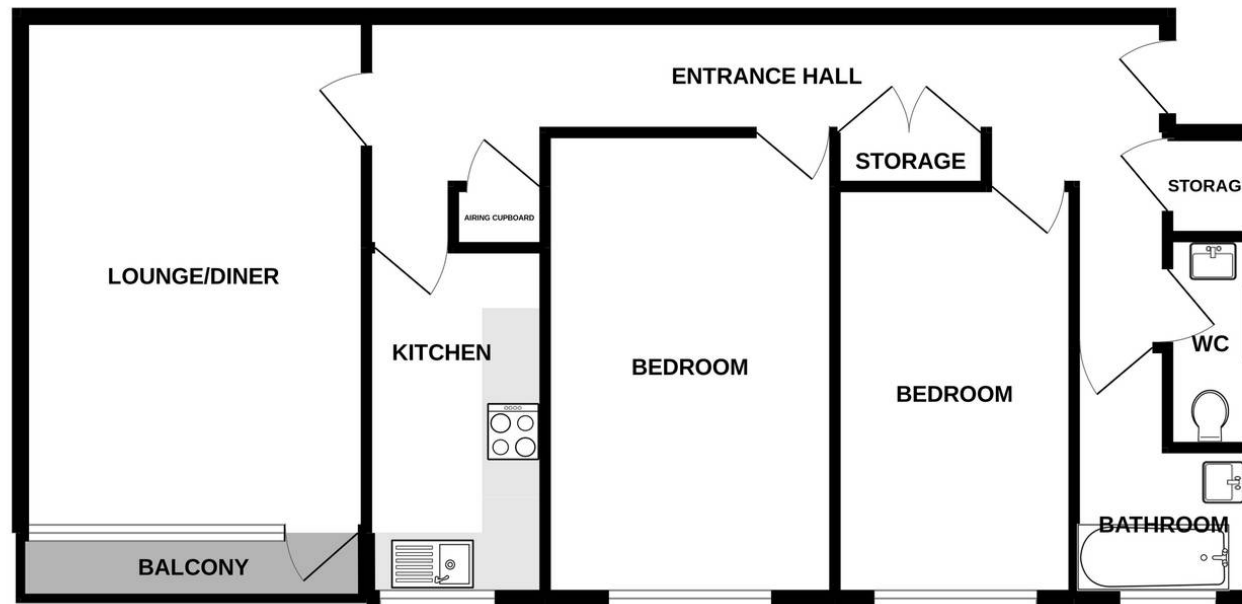
Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D



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



35 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.
Made with Metropix ©2022

Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



CarruthersandLuck
SalesandLettings