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Any floor plans shown are for identification purposes only and are not to scale

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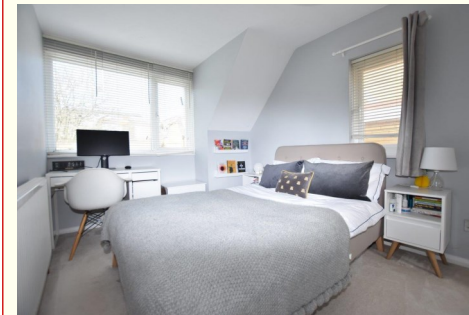
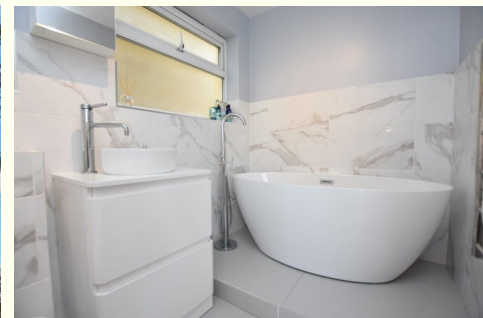
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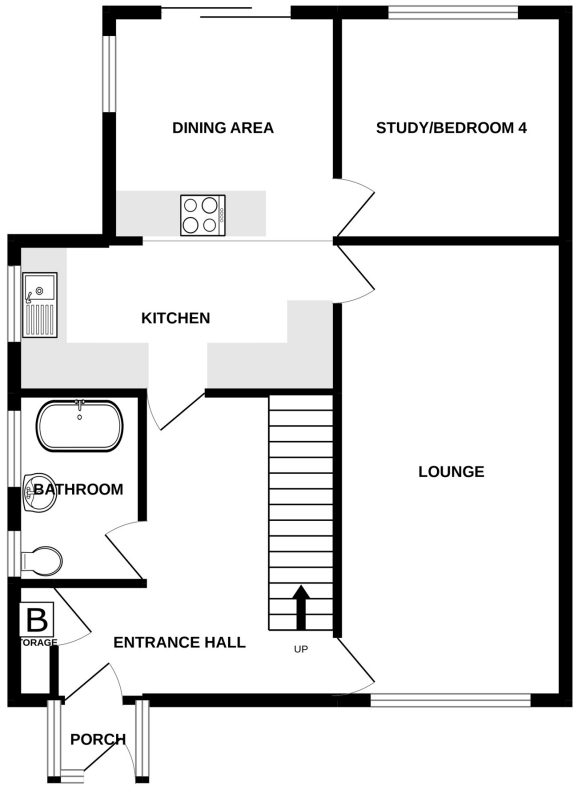
If you are looking for a fabulous family home in Saltdean, this one will suit all your needs. The current owners have modernised and extended the house to create a lovely living space for a growing family, including rewiring, replacing the boiler, and adding an extra bedroom and bathroom upstairs.

A remodelled kitchen-diner has plenty of storage and appliances, including two built in ovens, microwave, dishwasher and washing machine, and is a central space to enjoy entertaining family and friends. At the back of the house is the 4th bedroom, currently used as a playroom/office.

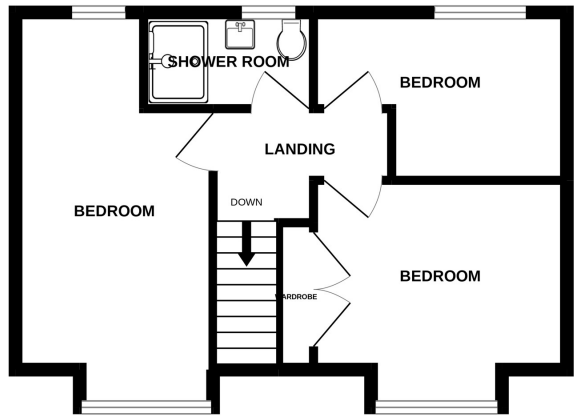
The good-sized lounge features a log burning fire to enjoy on cold winter nights. Also on the ground floor is a family bathroom, with free-standing bath to relax in. Upstairs you will find 3 further bedrooms with ample storage, and a separate shower room. Outside to the front is a new block paved driveway where you can easily park 3 cars, and the garage which is fitted with lights and electric sockets. To the rear is a good size garden which is mainly laid to lawn, and just as importantly is flat. The local shops are just down the road, as is Saltdean Primary School. The Oval Park and beach are a short walk away.

If you would like to go further, then hop on the local bus which stops right by the house.

GROUND FLOOR
63.0 sq.m. (678 sq.ft.) approx.



1ST FLOOR
35.8 sq.m. (385 sq.ft.) approx.



5 LUSTRELLS VALE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 98.8 sq.m. (1063 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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ENTRANCE PORCH

ENTRANCE HALL

LOUNGE/DINING ROOM 19'10" x 11' (6.04m x 3.335m)

KITCHEN/BREAKFAST ROOM 13'1" x 8'8" (4.00m x 2.64m)

OFFICE/BEDROOM 4 10' x 9'7" (3.05m x 2.91m)

BATHROOM

FIRST FLOOR LANDING

BEDROOM 1 12'9" x 8'6" (3.89m x 2.59m)

SHOWER ROOM/WC 5' x 4'6" (1.52m x 1.37m)

BEDROOM 2 10'8" x 9'3" (3.25m x 2.81m)

BEDROOM 3 7'6" x 7'2" narrowing to 4'1" x 3'5" (2.88m x 2.18m narrowing to 1.24m x 1.05m)

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE 21' x 7'10" internal measurements (6.40m x 2.38m)

REAR GARDEN