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

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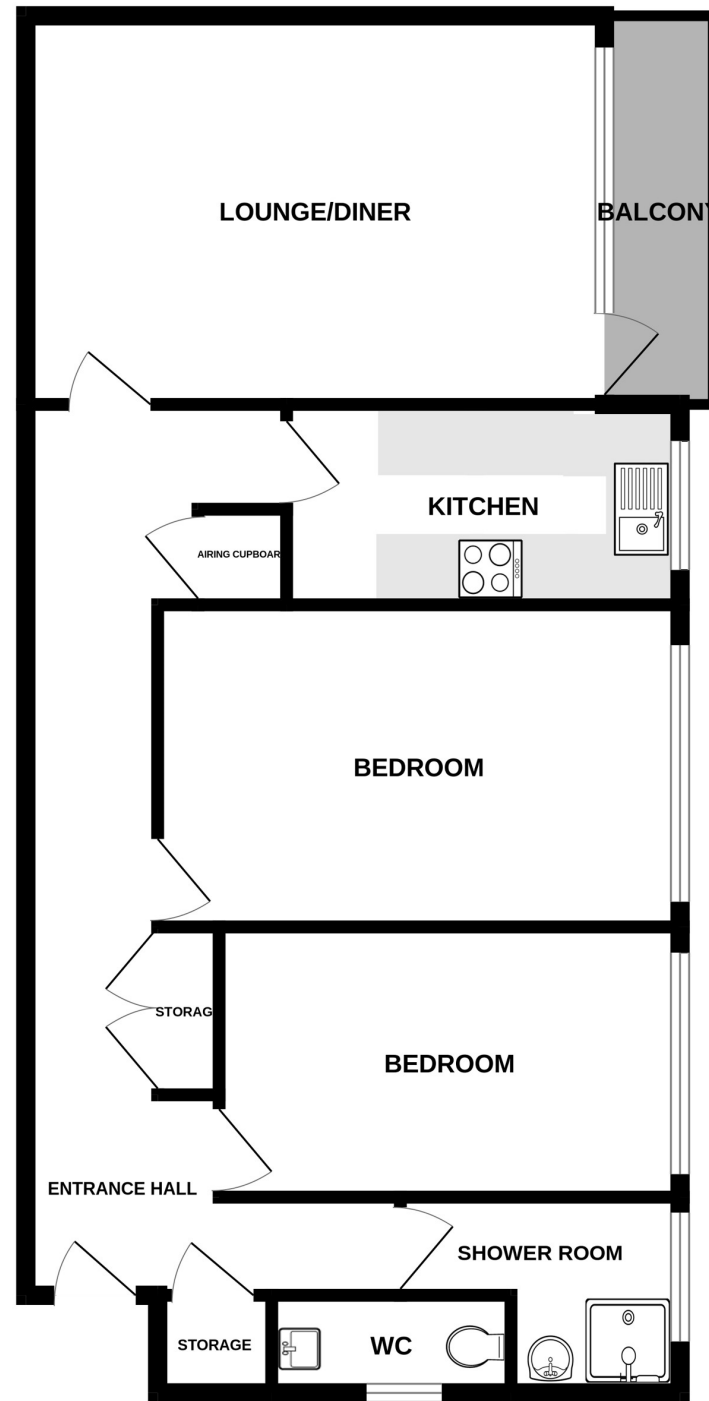
22 Westbrook, Lustrells Vale, Saltdean, BN2 8EZ

£239,950



www.carruthersandluck.co.uk

GROUND FLOOR
74.7 sq.m. (804 sq.ft.) approx.



This 2 bedroom ground floor flat is situated in the sought after Westbrook development in Lustrells Vale. Within walking distance of the local shops where you can pick up all of your daily needs, Saltdean Primary School and wonderful countryside walks, this flat gives you everything you need. An added bonus is the regular 27 bus service with will take you into Brighton within 20 minutes and directly to Brighton Mainline railway station with London Victoria only an hour away. Saltdean offers a great community spirit and with the beach on your doorstep, it's a great place to live. One minute you can be enjoying playing on the beach and in the rock pools and the next walking amongst the sheep on Telscombe Tye or even further over the South Downs National Park. With the oval park and Lido swimming pool, there is always something to do! Some modernisation is now required.

Own Private Front Door

Hallway
2 Storage Heaters

Lounge 17'8" x 11'10" (5.38m x 3.60m)
Double glazed window and door to balcony

Kitchen 12' x 6'1" (3.66m x 1.85m)
Wall & base units, built in oven & hob, space for fridge/freezer, washing machine

Bedroom 1 15'11" x 9'11" (4.86m x 3.02m)
Double glazed window

Bedroom 2 14'1" x 8'3" (4.30m x 2.51m)
Double glazed window

Shower Room

Separate w/c

No allocated parking

22 WESTBROOK LUSTRELLS VALE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 74.7 sq.m. (804 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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