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

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53 Lustrells Crescent, Saltdean, BN2 8FJ
£695,000

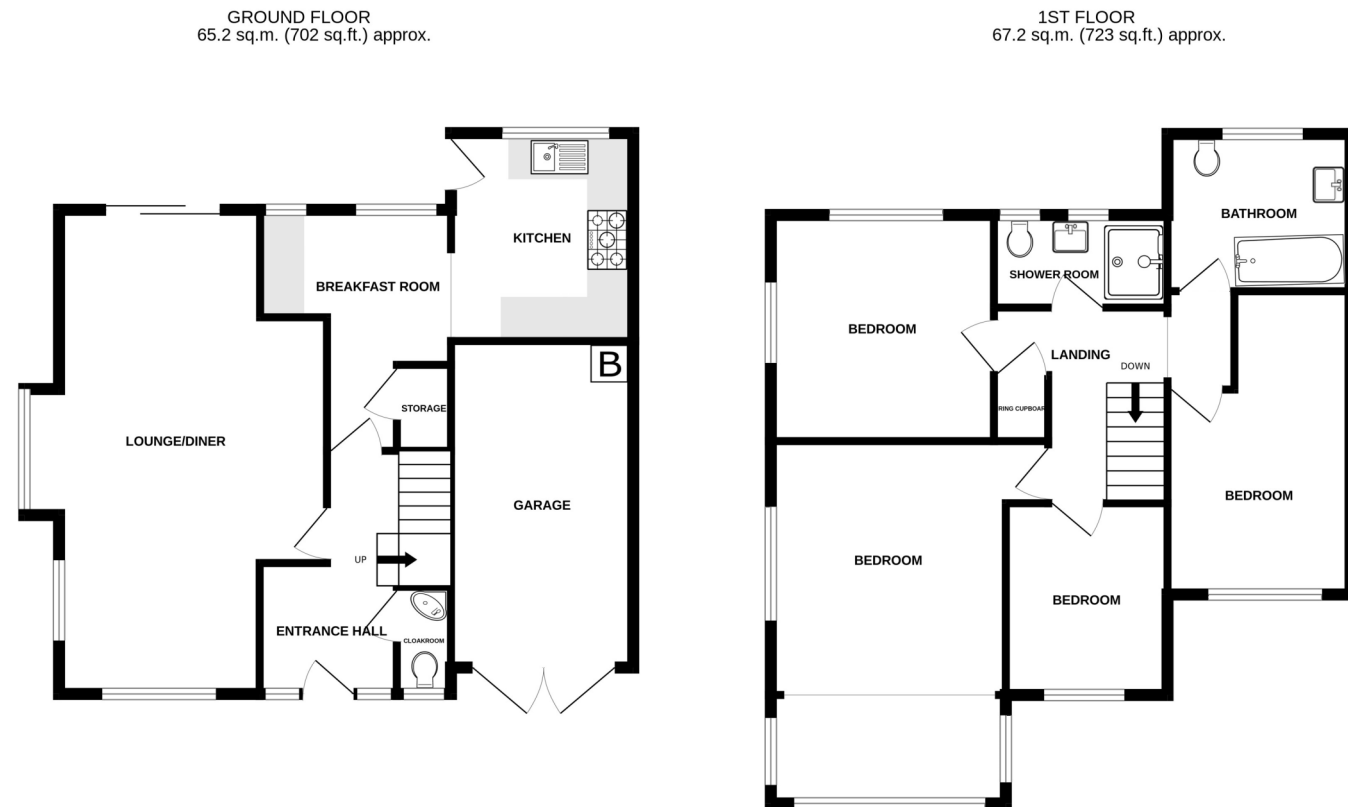


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An imposing detached 4 bedroom house situated in a prime location close to Lustrells Vale with its varied shopping facilities, eateries and Saltdean Primary School. Saltdean park, The Saltdean Lido and the seafront are all within a 10 minute walk and the house is opposite a bus stop providing frequent access to Brighton City Centre.

The house offers spacious accommodation. The front door leads to a spacious hallway. The lounge/dining room is a bright through room with windows overlooking the front and rear garden. From the front there are also lovely views across Saltdean to the sea. The kitchen/dining room is at the back of the house and has a door onto the rear garden. The kitchen is fitted with a range of modern cream coloured units with integrated fridge freezer and dishwasher, on three walls with base cupboards and drawers and matching wall units. The dining area has space for a table and has a window overlooking the rear garden. The ground floor also has a cloakroom/wc. On the first floor are 4 bedrooms, all being a good size, particularly the main bedroom which also benefits from superb views over Saltdean to the sea and the downs. There is a modern refitted bathroom and a separate shower room.

Outside, the property has its own garage and parking for 2 cars on a private driveway. The front garden is paved with flower borders and has established shrubs and trees. As you approach the front door there is a nice covered terrace area with lovely views. Gated side access via both sides lead to the rear garden which is particular feature of the house being very private and a good size. The current owners have invested a lot of time and effort into the garden which has a recently lain large patio area with plenty of space for a table and chairs etc. There is a second patio area at the top of the garden with a pergola. The rest of the garden is laid to lawn and has many established plants, shrubs and trees.



53 LUSTRELLS CRESCENT SALTDEAN BRIGHTON

TOTAL FLOOR AREA: 132.4 sq.m. (1425 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 HALL 11'6" x 6'5" (3.50m x 1.95m)

CLOAKROOM/WC

LOUNGE/DINING ROOM 24'6" x 13' (7.46m x 3.96m)

KITCHEN/DINING ROOM

KITCHEN AREA 10'3" x 9' (3.12m x 2.74m)

DINING AREA 9'5" x 7'1" (2.87m x 2.15m)

BEDROOM 1 18'1" x 11'7" (5.51m x 3.53m)

BEDROOM 2 14'9" x 8'9" (4.49m x 2.66m)

BEDROOM 3 11'2" x 11'1" (3.40m x 3.37m)

BEDROOM 4 9'6" x 8'1" (2.89m x 2.46m)

BATHROOM 9' x 7'8" (2.74m x 2.33m)

SHOWER ROOM 8'4" x 4'9" (2.54m x 1.44m)

GARAGE

GARDENS