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

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**16 Lustrells Close, Saltdean, BN2 8AS**

**EPC : D**

**£600,000**



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A superbly presented and detached 3 bedroom split level house having been the subject of extension and considerable improvement by the present owners to include a fantastic open plan living/kitchen on the ground floor that opens out onto the garden. The property has 3 new bathrooms and is nicely decorated throughout.

The front door leads to a spacious hallway with wood flooring and oak doors. On this floor are the 3 double bedrooms. Bedroom's one 1 and 2 have walk in wardrobes and their own fully tiled en-suite wet rooms. Bedroom 3 is to the front of the property and overlooks the front garden. There is also a spacious luxury family bathroom on this floor with a bath and separate walk in double shower area. A staircase then leads down to the lower floor and opens out into a superb open plan Living/Kitchen area. The Kitchen is fitted with a modern high gloss white units finished with solid oak working surfaces and has built in appliances and a central island/breakfast bar. There is a designated dining area and the main living area. As well as having a window and French doors to the rear garden there are 2 large ceiling lanterns giving the room a light and airy feel. There is also a ground floor cloakroom/wc.

Outside, the front area has parking for several vehicles and gives access to the garage. The rear garden is a nice size and has a level lawn area which is very private and enclosed by fencing. Then there is a fabulous decked area with views over Saltdean towards downland. The deck has plenty of space for tables, chairs and other garden furniture.

Lustrells Close is well situated in popular West Saltdean and is a short walk round to Lustrells Vale with its varied shops, eateries and bus service providing frequent access to Brighton City Centre. Lustrells Vale is also home of Saltdean Primary School. Saltdean park, The newly refurbished Saltdean Lido and the beach are all within a 5 to 10 minute walk of the property.

The accommodation with approximate room measurements comprises:

#### FIRST FLOOR

ENTRANCE HALL 20' (6.10m) in length

BEDROOM 1 13'10" x 11'7" (4.23m x 3.52m)

EN-SUITE WET ROOM 8'11" x 7'8" (2.72m x 2.33m)

BEDROOM 2 11'7" x 9'7" (3.53m x 2.91m)

EN-SUITE WET ROOM 8'11" x 7'8" (2.72m x 2.33m)

BEDROOM 3 12'6" x 8'9" (3.81m x 2.67m)

FAMILY BATHROOM 12'4" x 7'2" (3.76m x 2.18m)

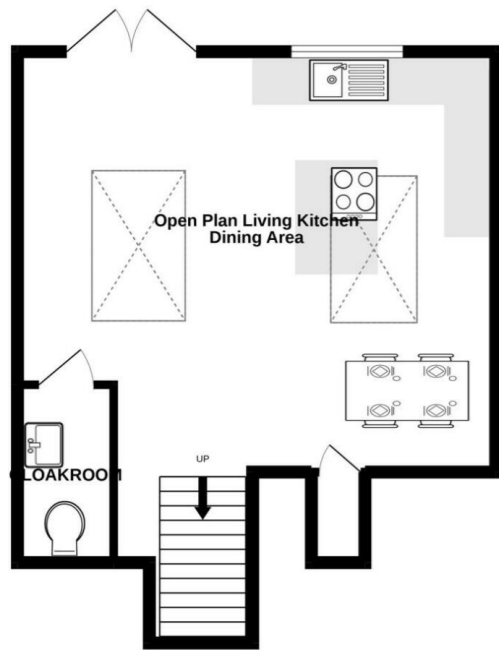
#### GROUND FLOOR

OPEN PLAN LIVING/KITCHEN 21'9" x 17'5" (6.63m x 5.30m)

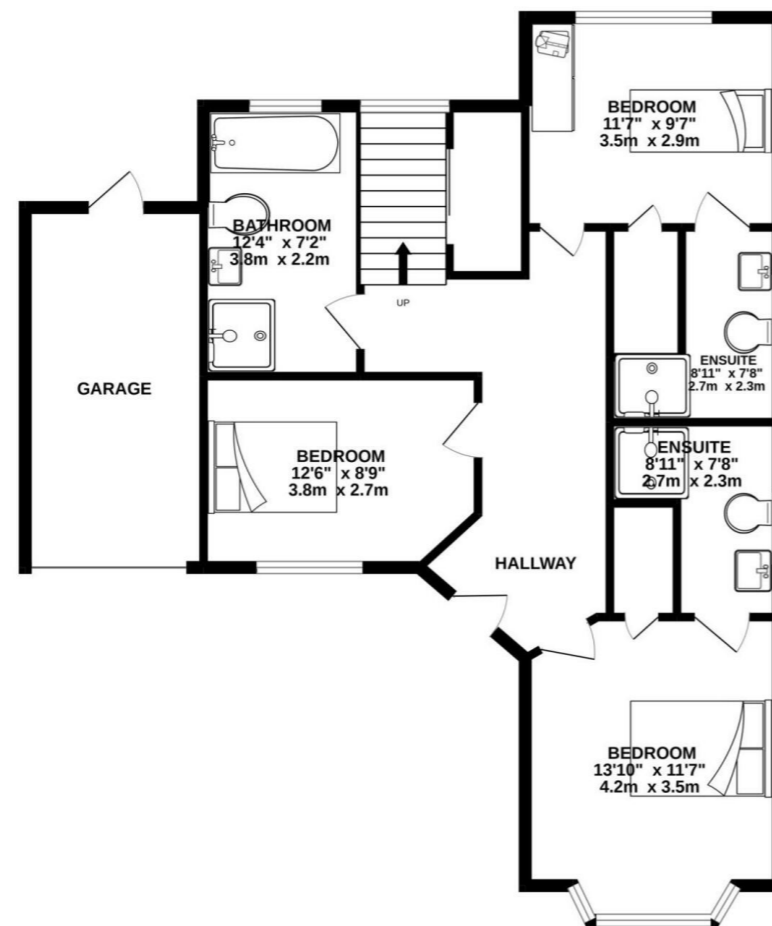
GARAGE

GARDENS

LOWER GROUND FLOOR



GROUND FLOOR



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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