



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

233a South Coast Road,  
Peacehaven. BN10 8LD  
Tel: **01273 585001**  
e:peacehaven@carruthersandluck.co.uk

7 Longridge Avenue, Saltdean. BN2 8LG  
Tel: 01273 303064  
e:saltdean@carruthersandluck.co.uk

Lettings department:  
233a South Coast Road, BN10 8LD  
e: lettings@carruthersandluck.co.uk  
Company registration no: 08884155



Find us on Facebook  
Carruthers Luck



Follow us on  
Instagram  
@carruthersandluck



# C&L

carruthersandluck  
salesandlettings

**100 Lustrells Crescent, Saltdean, BN2 8FL**

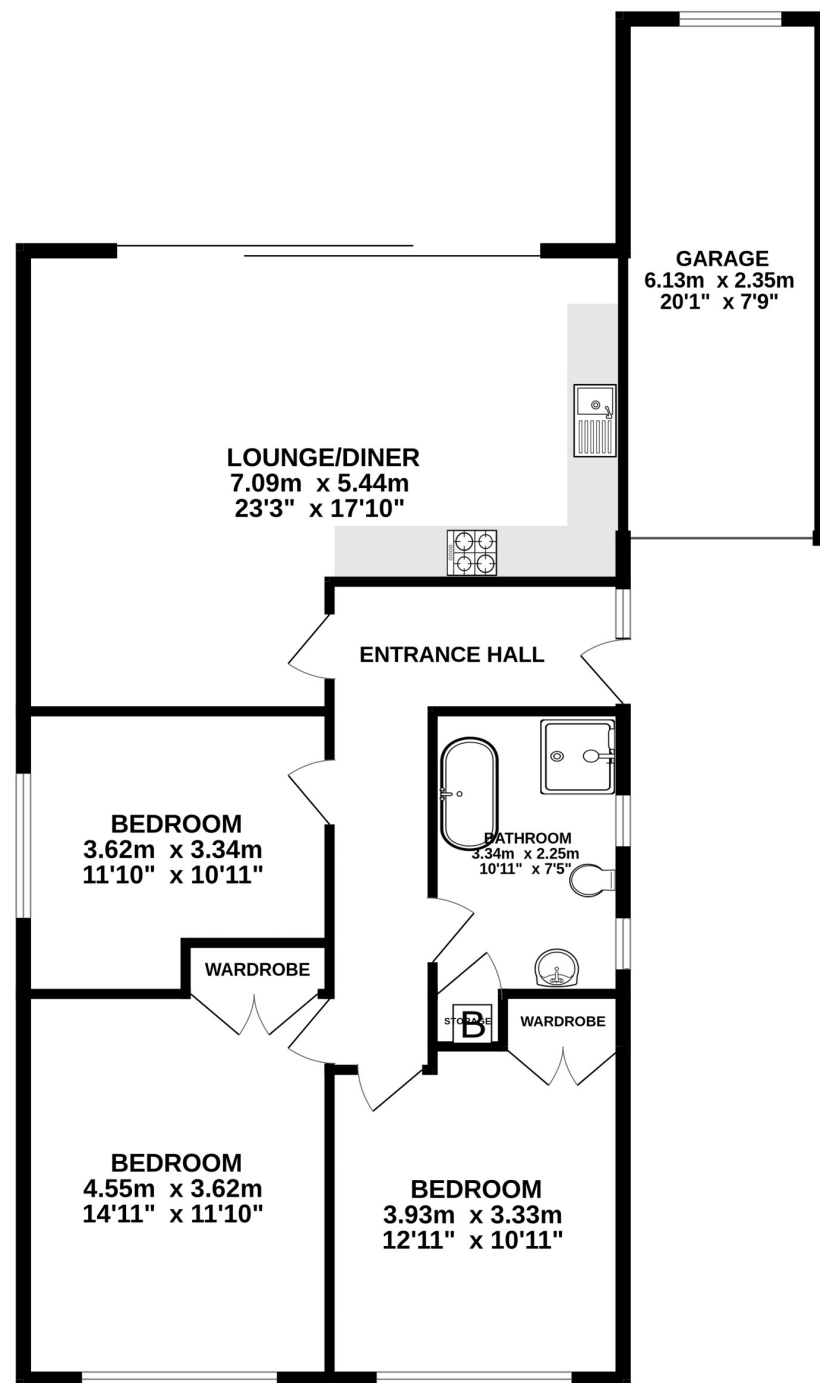
**EPC : C**

**£600,000**



[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)

GROUND FLOOR  
108.8 sq.m. (1172 sq.ft.) approx.



A very well presented and much improved detached 3 bedroom bungalow situated in a prime location on level ground and within easy reach of Lustrells Vale with its various shops and café's and also on a bus route offering frequent and easy access to Brighton City Centre.

The current owners have invested a lot of time and money into the property during their ownership and have created a bright, spacious and modern home with a fabulous open plan Living area that opens out onto a wide raised sun terrace with views over Saltdean towards the downs and to the sea. A new front door leads to the entrance hall with natural wood floor boards. The hallway leads to a lovely open plan Living room/Kitchen/Dining room with feature full width sliding doors to a modern sun terrace with porcelain tiles and a glass balustrade allowing a view over the rear garden. The Living area has a natural wood floor and modern upright radiators. The room opens up into a hand built Kitchen with solid wood cupboard and drawer fronts and a white natural stone working surface. There is an integrated oven, gas hob and an integrated dishwasher. There is also space for a free standing fridge/freezer. There is also space for a large dining table.

The bungalow has 3 good sized bedrooms. The main Bedroom has built in wardrobes and a wide window with fitted shutter blinds overlooking the front garden. The 2<sup>nd</sup> Bedroom is similar in size and also has fitted blinds and a deep wardrobe. Bedroom 3 is also a nice size. The family bathroom has been fitted with a modern white suite and has a freestanding double ended bath, large shower area, wash basin and WC.

Outside, the bungalow has a long driveway providing parking for several cars which leads to a fully boarded garage. The front garden is laid to lawn. The rear garden is on two levels. A feature full width 22' Sun deck with glass balustrade has some lovely views over Saltdean towards the downs. Then the lower part of the garden is laid to lawn and has surrounding shrubs and hedges making the garden very private. The owners have installed a summerhouse and a sauna which are both included in the sale.

The property has modern central heating, modern windows and an electric car charger. Its really well situated for local amenities including shops, buses and Saltdean Primary school which is a 5 minute walk.

If you are looking for a property with nothing to do and that is central to all amenities, this is well worth a look.

**Council tax band: D**

100 LUSTRELLS CRESCENT SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 108.8 sq.m. (1172 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 ©2024