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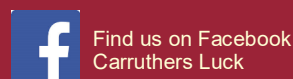
**Any floor plans shown are for identification purposes only and are not to scale**

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**23 Mayfield Court, Lustrells Vale, Saltdean, BN2 8FY**

**EPC : C**

**£230,000**



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A fantastic opportunity to purchase a beautifully presented second (top) floor 1 bedroom flat which has been the subject of complete modernization by the present owner to include a refitted Kitchen, modern bathroom, new heating, replastered ceiling and new LED lighting, rewiring and nice neutral decoration throughout. The flat is very light and spacious and is south facing with views over Saltdean park and across rooftops to the sea. Everything in the flat has been done to a high standard and internal viewing is considered essential to appreciate all that it offers.

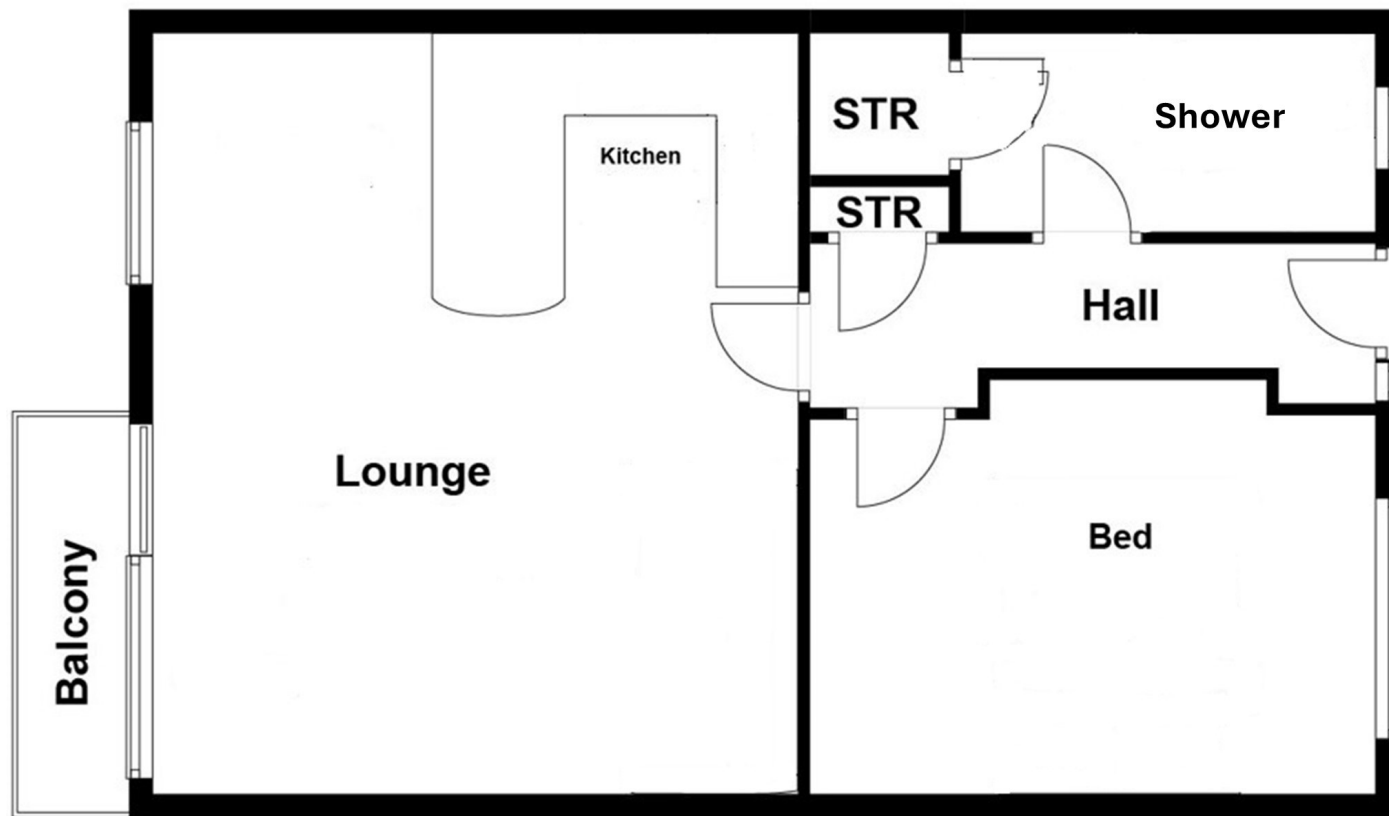
The front door leads to a nice size entrance hall with modern flooring, newly installed 'oak' doors and a fitted storage cupboard. The ceiling is smooth with LED lighting. The Bedroom is a nice size and has a wide window with fitted blinds, modern carpet, LED ceiling lights and a fitted wardrobe. The bathroom is fitted with a white suite consisting of a large shower, wash basin with cupboards underneath, low flush WC and a deep airing cupboard. Three of the walls are fully tiled and the floor has new porcelain tiles. A particular feature of the flat is the bright and spacious south facing open plan Kitchen/Dining/Living room which has a door out to a south facing balcony with lovely views towards the sea.

The Kitchen is a newly installed high gloss kitchen with a range of handleless cupboards, drawers and wall units with concealed LED lighting over the worktops. The kitchen is fully integrated with an induction hob, electric fan assisted oven, full size dishwasher, washer/dryer machine and fridge/freezer and is finished with an attractive worktop.

The Dining area includes a dining table, modern electric radiator and a south facing window. The Lounge area is really nicely set out with space for two large sofas and coffee table. A wide floor to ceiling south facing window and a door lead to the south facing sun balcony with an astro-turf floor and space for a small table and chairs. The entire room has a smooth plastered ceiling and LED lighting. Mayfield Court is a modern block built in the 1960's and has been well maintained with internal renovations recently completed.

The block is situated in Lustrells Vale with a range of shops, supermarkets, both eat in and take away restaurants and a corner café. Bus services provide easy and frequent access to Brighton City Centre along the coast. Saltdean Park is at the bottom of the road and the newly refurbished Saltdean Lido within a 5 minute walk has a heated outdoor swimming pool, library, gym and soon to be opened Café. Just on from the Lido is the beautiful seafront providing undercliff walks and beach access. Whilst there is no allocated parking, there is plenty of on road parking surrounding the flat and a public car park opposite.

The flat is being sold with a long lease and we are informed that the current maintenance charge is in the region of £1100 per annum and the ground rent is £23 per annum.



**The accommodation with approximate room measurements comprises:**

**ENTRANCE HALL**

**LOUNGE/KITCHEN/DINING ROOM**

**BEDROOM 1**

**BEDROOM 2**

**SHOWER ROOM/WC**

**Council Tax Band: B**