



**54 Westbrook, Lustrells Vale, Saltdean, BN2 8EZ**

**£265,000**

**CarruthersandLuck**  
SalesandLettings



## 54 Westbrook

Lustrells Vale, Saltdean

A well presented and spacious second floor (top) flat with a balcony and nice outlook over the communal gardens. Westbrook is a popular block, well maintained and located in a great position close to local shops, buses, primary school, Saltdean park and is within a 10 minute walk for the seafront and the newly refurbished Saltdean Lido open air swimming pool complex with its new library, gym, café and restaurant.

The flats are known for their spacious rooms. The front door leads to a large hallway with storage cupboards. The lounge is an east facing room and has a door to a sun balcony which overlooks the communal gardens. The kitchen is fitted with a range of base cupboards and drawers with matching wall cupboards, built in gas hob with electric oven below and space for a small breakfast table.

There are two double bedrooms, a shower room and separate WC. The flat also has gas central heating and uPVC double glazing.

- Sun balcony
- Parking space
- East facing lounge
- Gas central heating



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Lustrells Vale, Saltdean

The flat comes with a parking space and also benefits from the balance of a 999 year lease.

ENTRANCE HALL

LOUNGE 18' x 11'9" (5.49m x 3.58m)

KITCHEN 12'2" x 6'1" (3.71m x 1.85m)

BEDROOM 1 16' x 10' (4.88m x 3.05m)

BEDROOM 2 14'3" x 8'2" (4.35m x 2.49m)

SHOWER ROOM

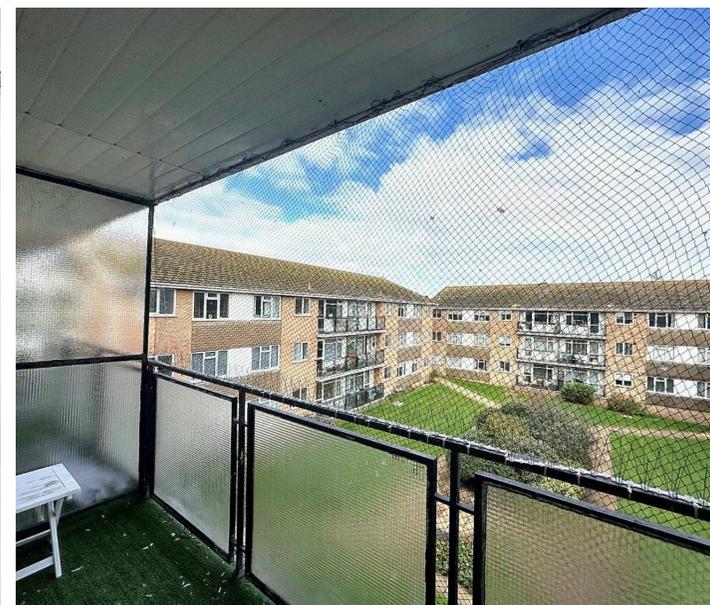
SEPARATE WC

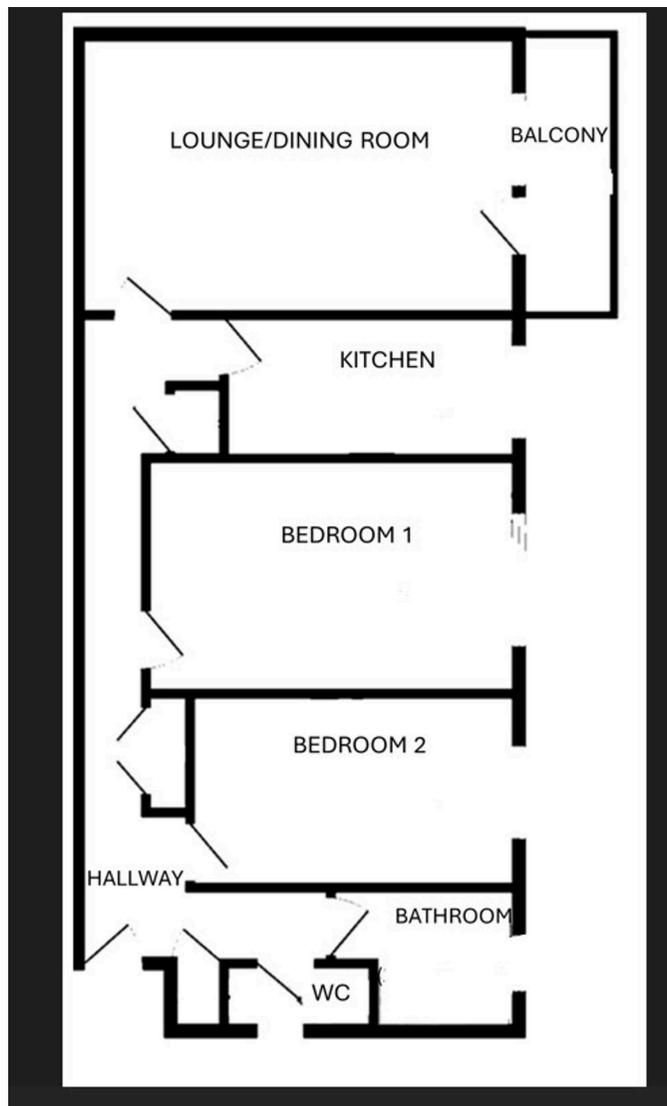
PARKING SPACE NUMBER 40

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C





# Carruthers and Luck Sales and Lettings

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Directors: Paul Carruthers Stephen Luck



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