



12 Lustrells Close, Saltdean, BN2 8AS

£450,000

CarruthersandLuck
SalesandLettings



12 Lustrells Close

Saltdean

A 3 bedroom link (garage only) detached bungalow situated in a favoured area in West Saltdean. The property has scope to expand (STNPC) and is located in a quiet road and has some lovely views across Saltdean to the downs.

The front door leads to a nice size entrance hall. The lounge is to the front and has a bay window. The kitchen is to the rear and benefits from the views. The kitchen is fitted with light high gloss fronted units with solid wood work surfaces and matching wall units, space for appliances, door to the rear garden. There are 3 double bedrooms and a family bathroom.

Outside is a garage and private driveway and a well established front garden. A side gate provides access to the good size rear garden which is level and mainly laid to lawn with a paved patio area.

The property is offered for sale with no chain.

- Located in a quiet road
- Has some lovely views across Saltdean to the downs
- Garage and private driveway
- Good size rear garden



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ENTRANCE HALL

LOUNGE 14'3" x 11'8" (4.34m x 3.55m)

KITCHEN 12'1" x 9'6" (3.68m x 2.89m)

BEDROOM 1 13' x 11'6" (3.96m x 3.50m)

BEDROOM 2 11'5" x 8'1" (3.47m x 2.46m)

BEDROOM 3 10'3" x 8'2" (3.12m x 2.48m)

BATHROOM/WC 8' x 5'8" (2.43m x 1.72m)

GARAGE 16'4" x 8'3" (4.97m x 2.51m)

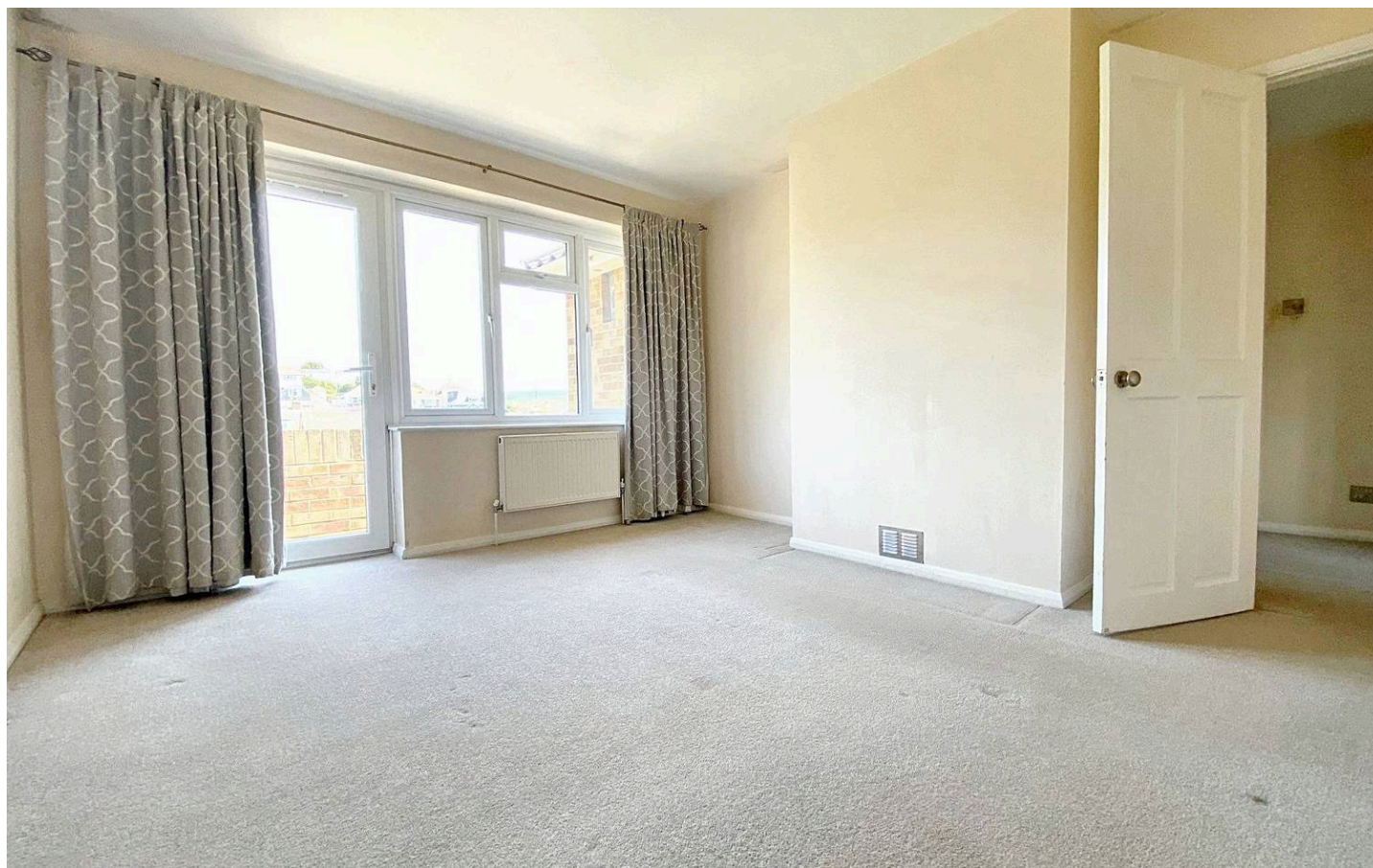
GARDENS

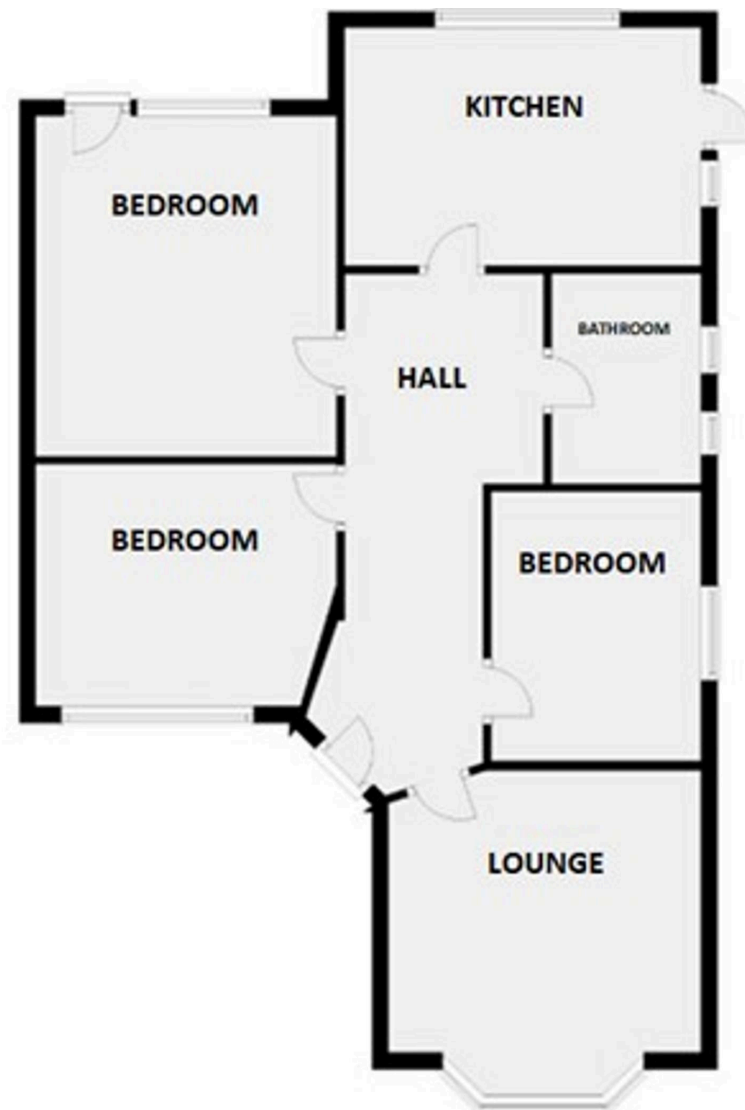
N.B. The photos were taken before the tenants moved in.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Carruthers and Luck Sales and Lettings

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