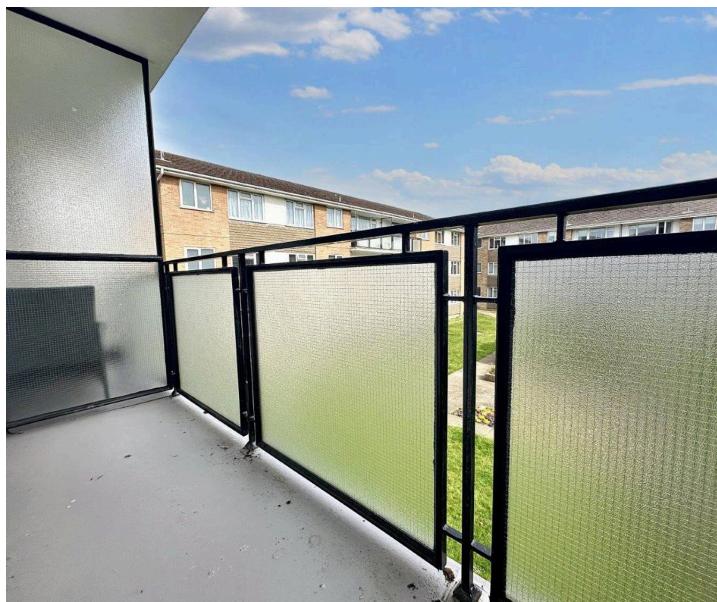




11 Westbrook, Lustrells Vale, Saltdean, BN2 8EZ
£240,000

CarruthersandLuck
SalesandLettings



11 Westbrook Lustrells Vale

Saltdean, Brighton

Located in the vibrant area of Saltdean, this 2-bedroom flat presents an excellent opportunity to own a spacious apartment in a sought after block. Situated in a well-connected area, this flat offers convenient access to a variety of shops, cafes, and amenities, making it an ideal choice for those seeking a dynamic lifestyle in a thriving community.

Upon entering the flat, you are greeted by a spacious hallway with secure entry system and that provides access to all rooms, enhancing the flow and functionality of the space. The flat comprises two double bedrooms, offering ample accommodation for residents or guests. The bathroom is equipped with a shower over the bath and a basin for your convenience, while a separate WC with a basin adds practicality to the living space.

The kitchen is well-positioned within the flat, a good-sized lounge leads to a balcony, offering a charming outdoor space to relax and unwind. The flat is tastefully furnished.

11 Westbrook Lustrells Vale

Saltdean, Brighton

The property is situated in close proximity to Saltdean Primary School, providing a valuable education option for families with young children. Additionally, the area benefits from excellent bus services running along Lustrells Vale, offering frequent access to Brighton City Centre, ensuring you are well-connected to the hustle and bustle of the city.

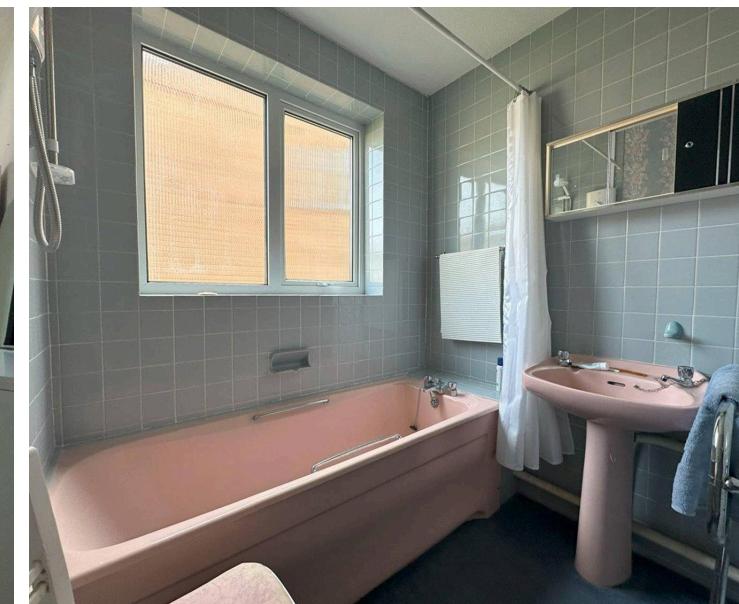
Within a 5-minute walk, residents can enjoy the green spaces of Saltdean Park and the newly refurbished Saltdean Lido, a popular open-air swimming pool complex that features a new library, gym, café, and restaurant. This convenient location allows for a balanced lifestyle, blending the tranquillity of outdoor spaces with the vibrancy of community amenities.

Don't miss this opportunity to transform this property into a personalised oasis in the heart of Saltdean. Contact us today to schedule a viewing and discover the potential that awaits in this well-located flat.

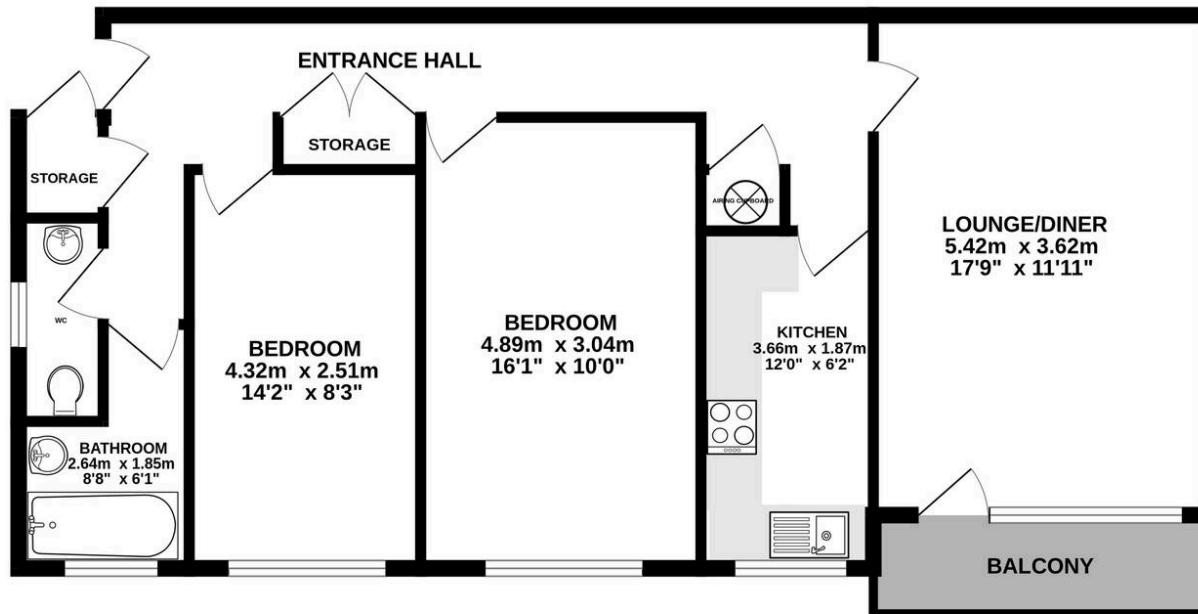
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



1ST FLOOR
74.2 sq.m. (798 sq.ft.) approx.



11 WESTBROOK LUSTRELLS VALE SALTDEAN BRIGHTON

TOTAL FLOOR AREA: 74.2 sq.m. (798 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.

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Carruthers and Luck Sales and Lettings

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