



Lustrells Vale, Saltdean, BN2 8FD
Asking Price £400,000

Lustrells Vale, Saltdean, BN2 8FD

Detached two bedroom home with garage, driveway, front & rear gardens, located close to local amenities and beautiful open countryside.

The Property

To the front of this detached property there is a lawned garden and driveway leading to the garage. The front door leads to a small useful hallway area, leading to the inner hallway. On this floor you will find the spacious dual aspect lounge, kitchen/breakfast room, narrow sun room, cloakroom and bathroom. The upper floor offers two bedrooms both dual aspect with built in wardrobes. The rear lawned garden is of a generous size with a sunny aspect and provides access to a rear door in to the garage. The property is dated and would benefit from refurbishment. It is situated on a popular, wide, tree lined street with grass verges.

The Location

Lustrells Vale is located between Saltdean Vale and Bishopstone Drive, the property is located towards the northern end of the road close to open Downland. Saltdean is a tranquil coastal village, just outside Brighton, nestled between the sea and the stunning South Downs National Park. It provides many local amenities, good schools and transport links. The beautiful Art Deco Saltdean Lido (0.7 miles), the beach and undercliff walk providing walking/cycling access to Brighton Marina (0.7 miles), Saltdean Park with tennis courts and skate park (0.5 miles), Lustrells Vale shopping parade including Coop store, convenience store, chemist, cafes, take aways, butchers (0.2 miles), Rottingdean village centre (0.7 miles) (via Downland footpath. Brighton city centre (4.7 miles).





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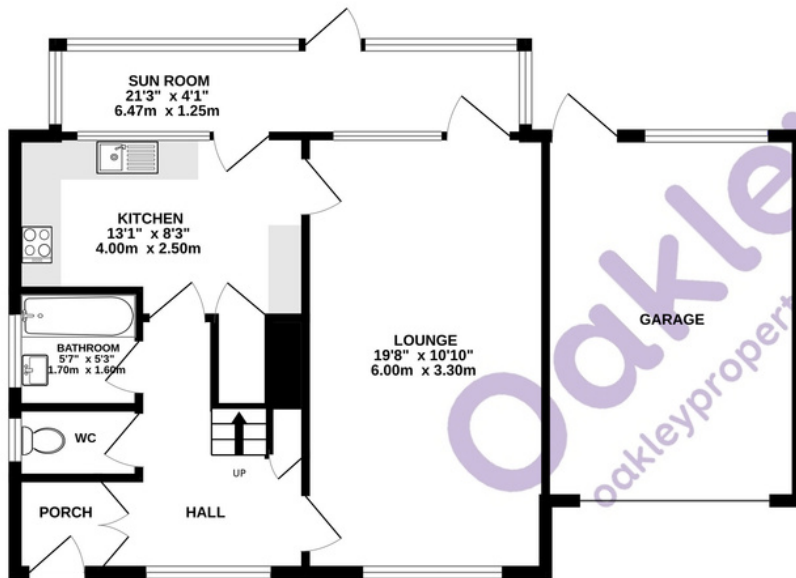
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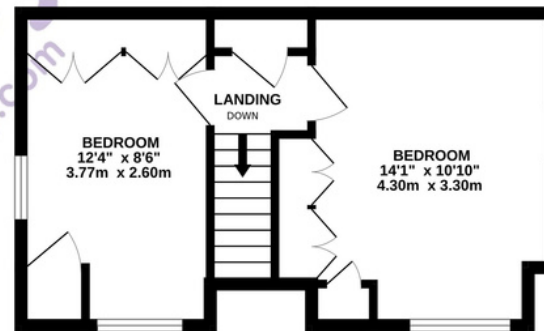
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GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 906sq.ft. (84.2 sq.m.) approx.
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Energy Performance Certificate

Agents Notes
Tenure Freehold
Council Tax Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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