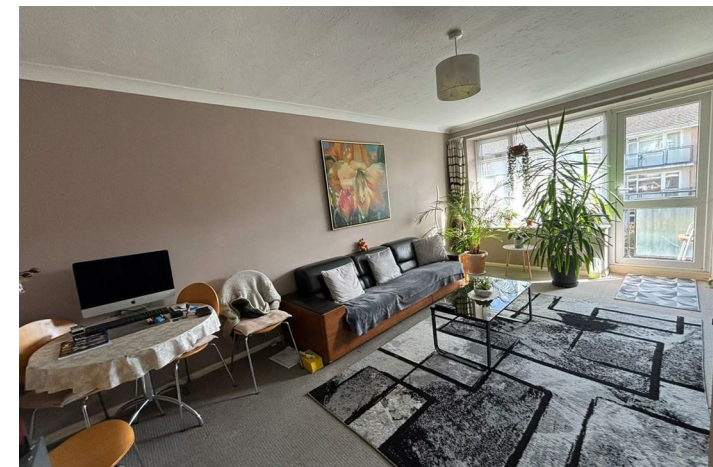




WESTBROOK LUSTRELLS VALE BRIGHTON, BN2 8FZ

£1,250 PER MONTH

Located in the convenient area of Lustrells Vale, Saltdean, this spacious two-bedroom apartment offers a delightful blend of comfort and modern living. Spanning an impressive 808 square feet, the property is very well presented throughout.

The lounge diner is a bright and airy reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The modern bathroom is tastefully designed and each of the two bedrooms is generously sized, offering ample storage and a peaceful retreat at the end of the day.

One of the standout features of this apartment is the lovely balcony. It is an ideal spot for morning coffee or evening relaxation.

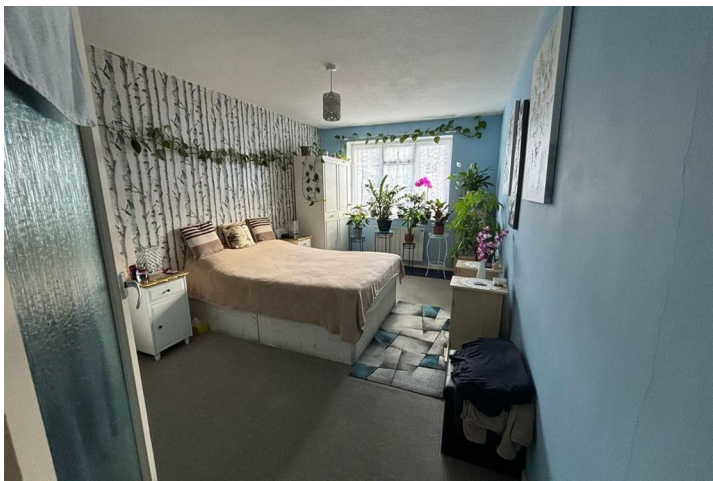
This popular location in Saltdean is particularly advantageous, with excellent public transport links into Brighton, making it easy to access the vibrant city life while enjoying the tranquillity of a suburban setting. This property is perfect for those seeking a well-appointed home in a desirable area.

Unfortunately not pets permitted in the head lease.

The property comes unfurnished and is available 1st December.

**Nicholas
James**

SALES LETTINGS AUCTIONS





40 WESTBROOK LUSTRELLS VALE SALTDEAN BRIGHTON
TOTAL APPROX. FLOOR AREA 75.1 SQ.M. (808 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**Nicholas
 James**

SALES LETTINGS AUCTIONS