



LONGRIDGE AVENUE, SALTDEAN
£460,000



Longridge Avenue, Saltdean, Brighton, BN2 8BU

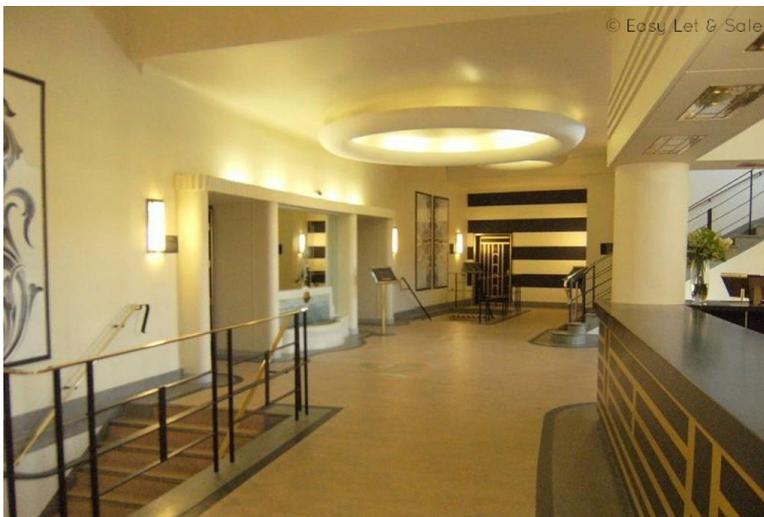


Property Description

PROPERTY DESCRIPTION Easy Let & Sale are delighted to offer for sale this stunning 2 bedroom apartment with roof top and sea views. Occupying part of the second floor of this impressive Art Deco building, the residents enjoy award-winning landscaped gardens, residents gym*, a truly grand communal entrance and passenger lift. This apartment benefits from secure parking space, south west facing balcony, modern fitted kitchen, en-suites to both bedrooms, storage space and individually controlled under floor heating. EPC is Band D. Council tax is Band C.

* The residents gym has an annual charge and a one off administration fee.

LOCATION The apartment is situated in the seafront village of Saltdean, east of Brighton and easily accessible via bus routes and the A259. Less than 650 metres from Grand Ocean is Saltdean Lido, a Grade II listed Art Deco community hub, as well as Saltdean Park. Shops, cafes, restaurants, bars, a GP and local amenities are all within 350 metres of the property. Brighton Marina is less than 3 miles from the property and Brighton railway station just 5.7 miles away. London Gatwick airport is 34 miles by road.



LEASE CONDITIONS The apartment benefits from 988 years remaining on the lease. There is an annual service charge of £3000 and an annual ground rent of £500.

LOBBY Stairs and passenger lift

LOUNGE/DINER 29' 4" x 17' 9" (8.95m x 5.43m) Triple aspect room with double glazed windows and 2 patio doors leading to balcony, laminate flooring, recessed ceiling spotlights. Kitchen with range of base and wall mounted units, work surface, inset stainless steel sink unit, built in hob, oven, microwave, fridge, freezer, dishwasher, waste disposal, concealed pull-up power outlets and soft close drawers and cupboards.

BEDROOM 12' 0" x 10' 9" (3.68m x 3.28m) Walk-in wardrobe cupboard (not included in measurements), double glazed window.

ENSUITE 7' 5" x 5' 6" (2.28m x 1.68m) White suite comprising panelled bath, wash basin, WC with concealed cistern, heated towel rail, concertina shower screen, shower unit, tiled walls.

BEDROOM 14' 4" x 10' 11" (4.38m x 3.33m) Recessed ceiling spotlights, laminate flooring.

ENSUITE 8' 9" x 5' 1" (2.68m x 1.55m) Shower cubicle, wash basin, WC with concealed cistern, tiled walls.

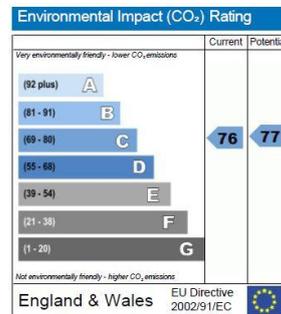
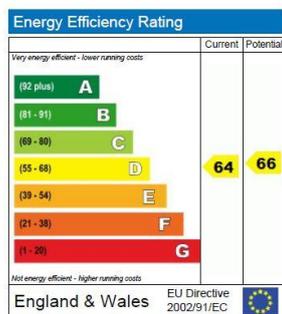
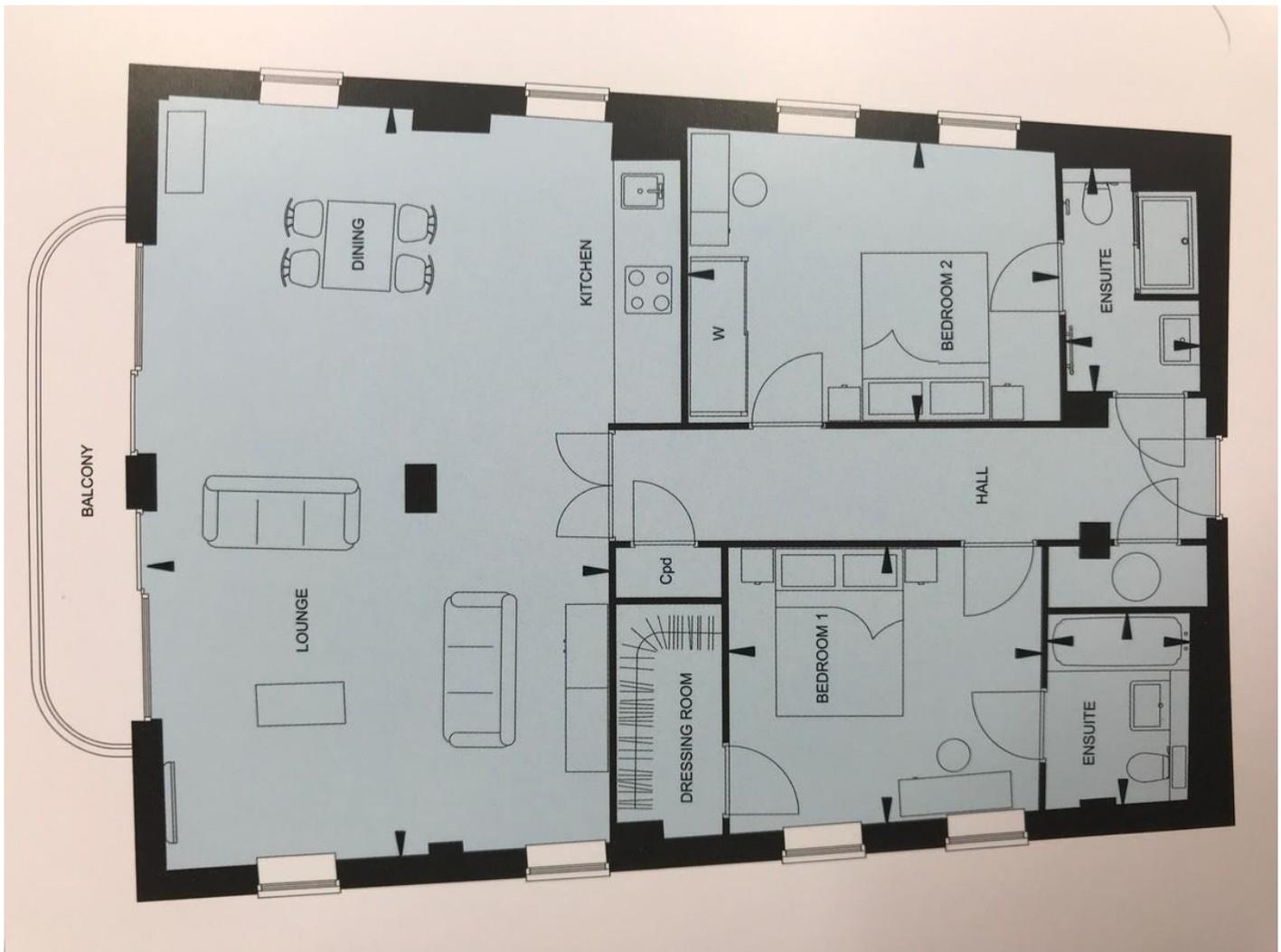
BALCONY 20' 7" x 3' 9" (6.28m x 1.15m) Direct sea views

PARKING Secure underground parking space. Number 265.

STORAGE Separate storage space with plumbing for washing machine







IT DOESN'T HAVE TO BE DIFFICULT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements