



These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested.

**Any floor plans shown are for identification purposes only and are not to scale**

Directors: Paul Carruthers Stephen Luck

233a South Coast Road,  
Peacehaven. BN10 8LD  
Tel: **01273 585001**  
e:peacehaven@carruthersandluck.co.uk

7 Longridge Avenue, Saltdean. BN2 8LG  
Tel: 01273 303064  
e:saltdean@carruthersandluck.co.uk

Lettings department:  
233a South Coast Road, BN10 8LD  
e: lettings@carruthersandluck.co.uk  
Company registration no: 08884155



Find us on Facebook  
Carruthers Luck



Follow us on  
Instagram  
@carruthersandluck



# C&L

carruthersandluck  
salesandlettings

## Flat 18 Ionian Heights, Suez Way, Saltdean, BN2 8BQ

EPC : C

£250,000



[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)

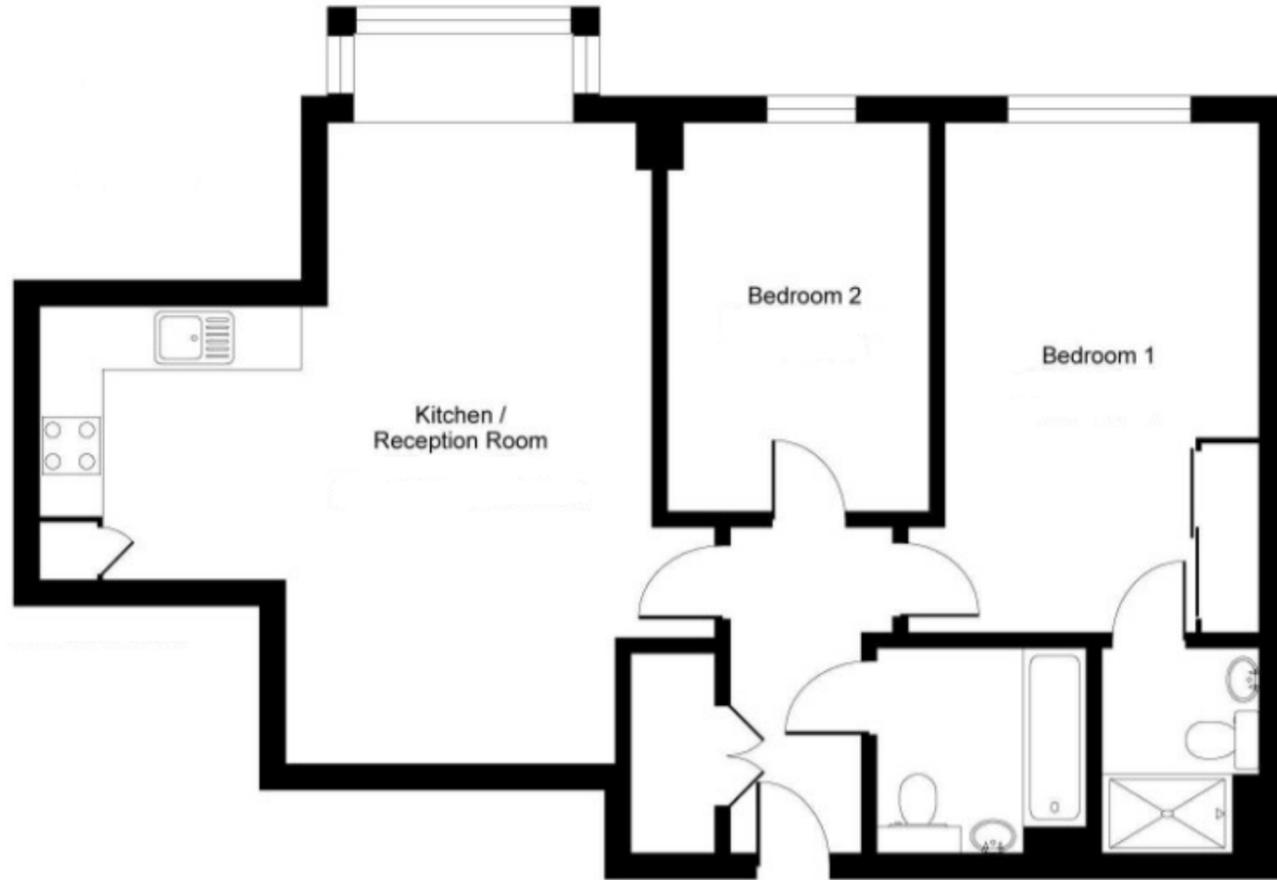
A spacious and modern 2<sup>nd</sup> floor 2 Bedroom flat with a lift in the block. The flat has superb views over Saltdean towards the downs and is located just a few yards from the seafront with its beach access and newly restored Saltdean Lido swimming pool complex with a new library, new gym, Café and restaurant.

The block was built in approximately 12 years ago and offers all modern conveniences such as underfloor heating, video entry and a lift. The flat is nicely laid out and has a nice size Entrance Hall with a built in laundry cupboard. There is a nice size open plan Lounge with a deep bay window overlooking Saltdean and the downs. The Kitchen area is fitted with a range of modern white units with black worktops and has integrated appliances to include an oven, hob, fridge and freezer and dishwasher. The Kitchen has underfloor heating and LED lighting.

There are 2 Bedrooms. The main Bedroom fitted wardrobes, a TV point and also has its own En-Suite wet room with shower, wash basin and low level WC. Bedroom 2 has a feature full height window with fitted blinds. A good size fully tiled bathroom with bath, wash basin, low level WC and fitted large mirror completes the accommodation.

The block is located in Longridge Avenue so is very close to local shops, cafes and an excellent bus service providing frequent access to Brighton City Centre. The seafront is a couple of minutes' walk with further buses.

The flat is offered for sale with no chain. A Tenant currently resides at the flat and should somebody purchase wanting to rent it out, they are happy to stay.



#### ENTRANCE HALL

OPEN PLAN LOUNGE/DINING ROOM 20'6" x 12'8" (6.25m x 3.86m)

KITCHEN 8'8" x 8' (2.64m x 2.44m)

BEDROOM 1 16' x 9' (4.88m x 2.74m)

#### EN-SUITE SHOWER ROOM

BEDROOM 2 12'4" x 8'5" (3.76m x 2.56m)

\*Please note that the pictures taken are of the flat prior to the tenant moving in.

Council tax band: C