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

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

EPC : C

£250,000



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

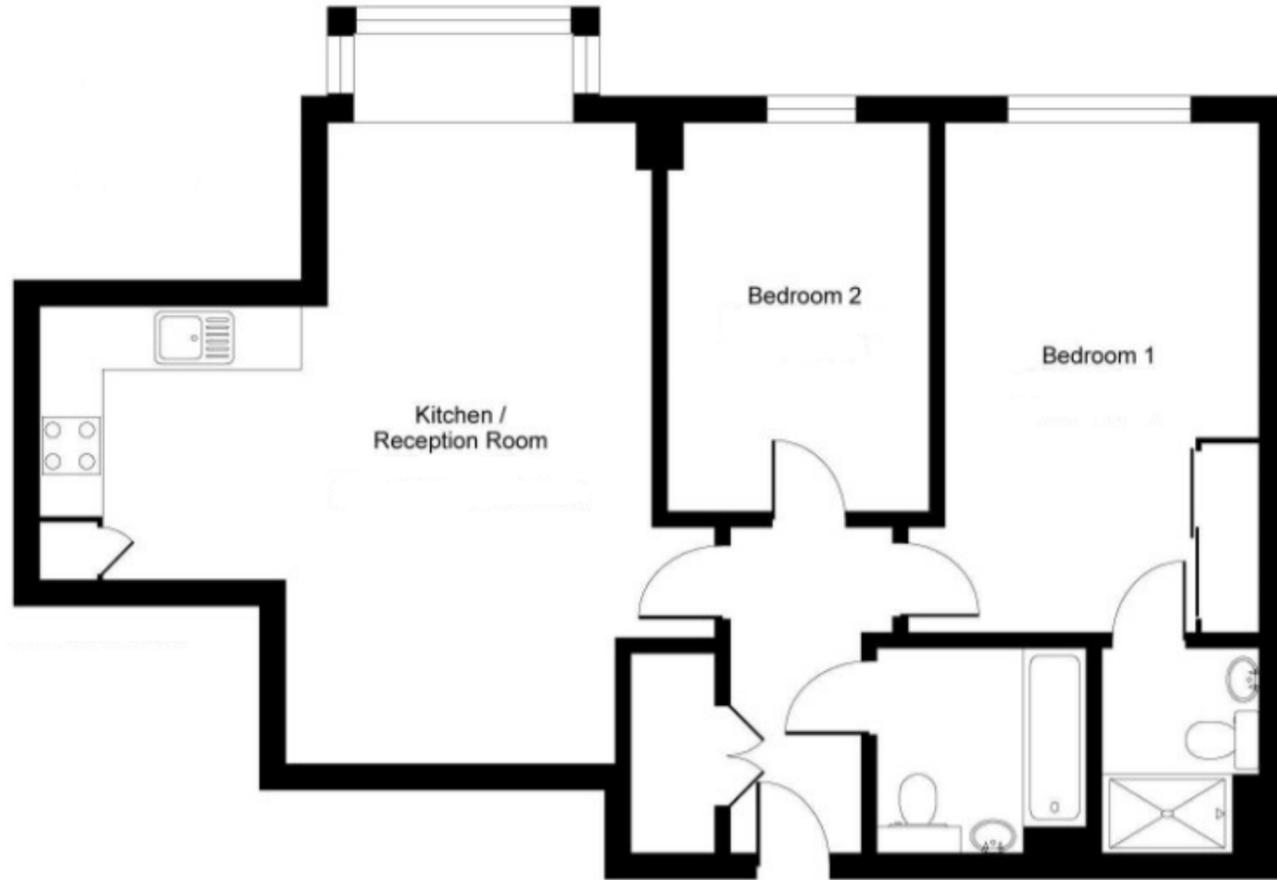
A spacious and modern 2<sup>nd</sup> floor 2 Bedroom flat with a lift in the block. The flat has superb views over Saltdean towards the downs and is located just a few yards from the seafront with its beach access and newly restored Saltdean Lido swimming pool complex with a new library, new gym, Café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