



Flat 4 Longridge Lodge, 8 Nutley Avenue, Saltdean, BN2 8EB

£220,000

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## Flat 4 Longridge Lodge

Nutley Avenue, Saltdean

1-bed top floor flat with stunning sea views in vibrant coastal town. Open plan living area, double bedroom with wardrobes, modern bathroom, garage, communal garden. Gas central heating, double glazing.

Located in the heart of the vibrant coastal town, this 1-bedroom top floor flat offers stunning sea views, garage and a prime location close to all essential amenities. Set in a small block of just 4 flats and all having a share of the freehold.

The flat has an entrance hall with two built in cupboards. A door leads to a south-facing open plan living room and kitchen that boasts an abundance of natural light and unrivalled views of the sea. This functional space provides ample room for relaxing, dining, and entertaining, making it the perfect hub of the home. The kitchen has base cupboards and drawers with matching wall cupboards and space for appliances. There is a built in oven and hob.

The spacious double bedroom features built-in wardrobes, offering plenty of storage space.





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The property also includes a modern bathroom with a paneled bath with shower over, wash basin and low level WC.

For added convenience and comfort, the flat benefits from gas central heating and double glazing throughout, ensuring a cosy and energy-efficient living space all year round.

Additionally, the property offers a garage and a communal patio. The garage provides secure parking with additional storage to one end. There is also a parking space in front of the garage complete with a retractable pole.

Ideally situated within easy reach of local shops, restaurants, schools, and public transportation, this property cannot be beaten for its convenient location. At the bottom of the road is access to the beach and the newly refurbished Saltdean Lido complex with heated swimming pool, new gym, new library, cafe and restaurant.

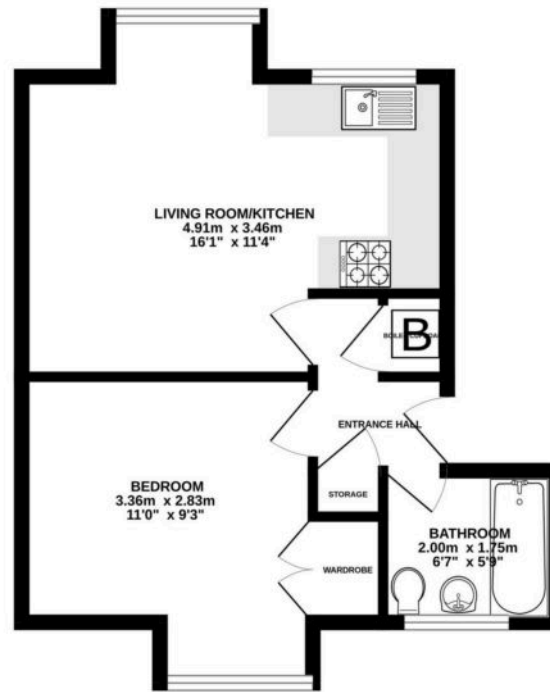
Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C



2ND FLOOR  
35.5 sq.m. (382 sq.ft.) approx.



FLAT 4 LONGRIDGE LODGE NUTLEY AVENUE SALTDEAN

TOTAL FLOOR AREA : 35.5 sq.m (382 sq.ft.) approx.

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Made with floorplan 02/20

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