



## **Grand Ocean Longridge Avenue, Saltdean Brighton BN2 8BU**

*This spacious two-bedroom apartment in Saltdean's Grand Ocean development offers direct sea views, private outdoor space, and two en-suites. With nearly 1,025 sq ft of bright, south-facing living space, allocated parking, and access to a residents-only gym, it's a perfect blend of coastal charm.*

**welcome to**

**Grand Ocean Longridge Avenue, Saltdean Brighton**

Live the Coastal Dream in a Stunning Listed Building – Chain Free & Long Lease! Welcome to this exceptional two-bedroom apartment in the sought-after Saltdean area, offering a rare opportunity to own a piece of history within the iconic Grand Ocean development. Set within a landmark Art Deco building—once a glamorous hotel—this unique residence blends timeless architecture with modern luxury. The Grand Ocean development is renowned for its character, prestige, and proximity to the coast.





**Total floor area 95.3 m<sup>2</sup> (1,025 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Boasting nearly 1,025 sq ft of stylish living space, this beautifully presented home features:  
 Two spacious double bedrooms, each with its own en-suite  
 A bright, open-plan living area with south-facing views  
 Private balcony and terrace with uninterrupted sea views  
 Allocated parking for added convenience  
 Access to a residents-only gym

Enjoy the vibrant Saltdean lifestyle with local shops, cafes, doctors, and dentists just moments away. The Saltdean Lido, a beautifully restored outdoor pool, and the scenic undercliff walk are perfect for sunny days by the sea. This is more than just a home—it's a lifestyle. Chain free and offered with a long lease, this property is ready for you to move in and make it your own. Early viewings are highly recommended—don't miss out!

welcome to

## Grand Ocean Longridge Avenue, Saltdean Brighton

- Grade II Listed Building
- Picturesque Sea Views
- Long Lease
- Private Balcony
- Prime Saltdean Location

Tenure: Leasehold EPC Rating: C Council Tax Band: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£460,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/RTD105215](https://fox-and-sons.co.uk/Property/RTD105215)



Property Ref:  
RTD105215 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



**01273 309968**



[rottingdean@fox-and-sons.co.uk](mailto:rottingdean@fox-and-sons.co.uk)



50 High Street, Rottingdean, BRIGHTON, East Sussex, BN2 7HF



**fox-and-sons.co.uk**