



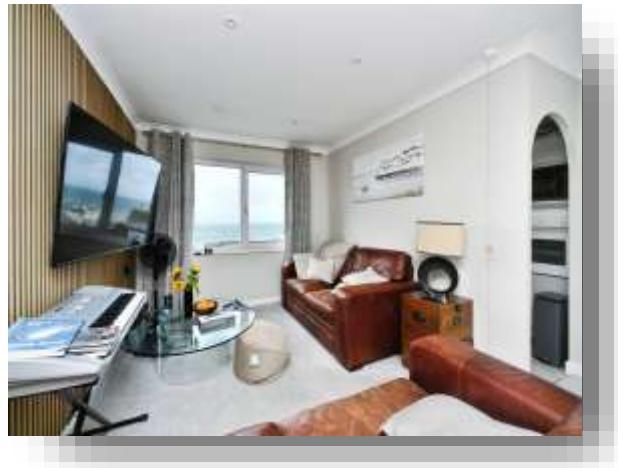
Homeridge House Longridge Avenue, Saltdean Brighton BN2 8RQ

Homeridge House, a highly regarded retirement development situated in the heart of Saltdean, offering comfort, community, and convenience for the over-60's.

welcome to

Homeridge House Longridge Avenue, Saltdean Brighton

This beautifully presented two-bedroom apartment provides generous living accommodation and a welcoming atmosphere throughout. The spacious lounge features a striking oak-strip feature wall with an acoustic backing, creating a warm and contemporary focal point - ideal for relaxing or entertaining guests. The apartment includes a well-proportioned main bedroom, a good-sized second bedroom perfect for guests or as a study, a fitted kitchen, and a modern shower room. Large windows allow plenty of natural light, adding to the bright and airy feel of the property.





Total floor area 58.8 m² (633 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

Residents of Homeridge House enjoy a wonderful sense of community with access to a comfortable residents' lounge, ideal for social gatherings and activities, as well as a well-equipped laundry room for added convenience. First come, first served parking is available on-site, and beautifully maintained communal gardens provide pleasant outdoor space to enjoy. Located within easy reach of local shops, bus routes, and the seafront, this delightful apartment combines independence with peace of mind in a friendly, well-managed development.

welcome to

Homeridge House Longridge Avenue, Saltdean Brighton

- SEA VIEWS
- NEARBY BUS ROUTES AND SHOPS
- SEASIDE LOCATION
- OVER 60'S
- COMMUNITY BASED
- PARKING
- MODERN FEEL
- OPEN PLAN LIVING

Tenure: Leasehold EPC Rating: D Council Tax Band: C Service Charge: £3400 Ground Rent: £548.58

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£160,000



view this property online fox-and-sons.co.uk/Property/RTD105226

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.



Property Ref:
RTD105226 - 0007

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01273 309968



rottingdean@fox-and-sons.co.uk



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



fox-and-sons.co.uk