



**Modern
Auction**

**£275,000
Leasehold**

2x  2x  1x 

**Grand Ocean, Longridge
Avenue, Saltdean,
Brighton, East Sussex,
BN2**

cubitt&west
Helping you move forwards



Main features

- **Spacious wrap around roof terrace and balcony complete with stunning views**
- **On site gym and landscaped gardens**
- **For sale by Modern Auction - T&Cs apply**
- **Subject to an undisclosed Reserve Price**
- **Buyer's fees apply**



Nearest Schools

Primary Schools: Saltdean Primary 0.4 miles, St Margaret's CofE Primary, Rottingdean 0.9 miles, Telscombe Cliffs Community Primary 1.0 miles

Secondary Schools: Peacehaven Community School 1.7 miles,



Transport Information

Train Stations: Newhaven Town 5.0 miles, Lewes 5.1 miles, Newhaven Harbour 5.3 miles

Accommodation

THIRD FLOOR

Entrance Hall

Living/ Kitchen/Dining Area: 28'9 x 20'2 (8.77m x 6.15m)

Bedroom 1: 14'6 x 10'1 (4.42m x 3.08m)

Ensuite Shower Room

Bedroom 2 : 12'2 x 11'1 (3.71m x 3.38m)

Ensuite Bathroom

Balcony

OUTSIDE

Allocated Parking

Communal Gardens

Call Peacehaven - 01273 584511 ■ cubittandwest.co.uk

■ A private rental licensing scheme applies to some properties in this area, please contact us before proceeding

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



31811011/20250502/CA/DGK

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