



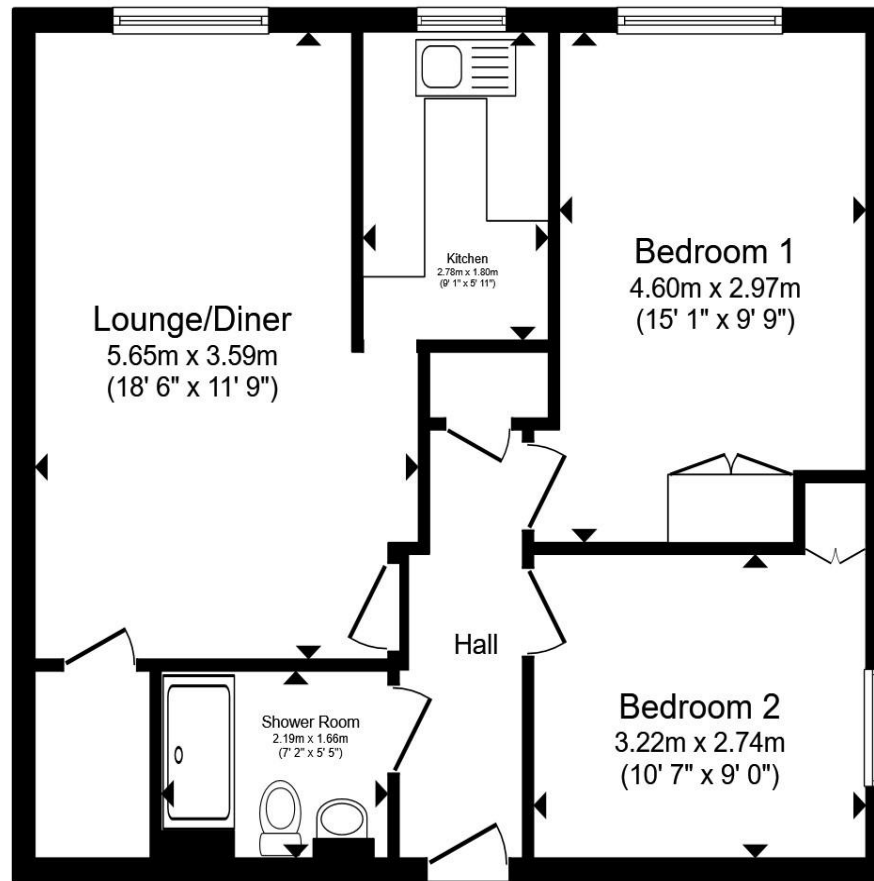
Homeridge House Longridge Avenue, Saltdean Brighton BN2 8RQ

welcome to

Homeridge House Longridge Avenue, Saltdean Brighton

Sea View Apartment - Over 60's Development





Floor Plan

Total floor area 59.7 m² (643 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.propertybox.io



Located in a desirable over 60's development, this beautifully positioned apartment offers comfort, convenience, and stunning sea views.

The property features two generous double bedrooms, both with fitted wardrobes. Bedroom one enjoys delightful sea views, creating a peaceful and relaxing retreat. A welcoming hallway includes a useful storage cupboard, leading through to a well-appointed bathroom and a fitted kitchen with good quality units, cooker and fridge included. The kitchen also benefits from attractive views of the sea.

The bright and airy lounge provides plenty of space for both comfortable seating and a dining table, making it ideal for entertaining or relaxing while enjoying the lovely sea outlook. Additional benefits include, regular bus routes to Brighton, shops and coffee shops in walking distance and well maintained communal gardens. This is a wonderful opportunity to enjoy coastal living in a convenient and friendly setting.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Homeridge House Longridge Avenue, Saltdean Brighton

- Over 60's Development
- Communal Gardens
- Sea Views
- Two Double Bedrooms
- Near All Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

offers in the region of

£130,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/RTD105273



Property Ref:
RTD105273 - 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.

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