



**66 Homeridge House Longridge Avenue, Saltdean, BN2 8RQ**  
**£110,000**

**CarruthersandLuck**  
SalesandLettings



## Flat 66 Homeridge House

Longridge Avenue, Saltdean

Situated on the top floor of a well-maintained retirement development, this one-bedroom flat offers a comfortable and contemporary lifestyle with the added benefit of lift access for ease of mobility. The property enjoys an enviable outlook, with views towards the sea that can be appreciated from the main living areas, creating a tranquil atmosphere ideal for relaxation.

Located in a highly convenient position on a street lined with local shops, a doctor's surgery, and bus stops, this flat is perfectly placed for effortless day-to-day living, while the seafront and beach are just a short stroll away, providing opportunities for scenic walks and leisure at your doorstep. The interior is presented in good decorative order, featuring a bright and inviting reception room that benefits from natural light and ample space for both seating and dining arrangements. The modern kitchen is thoughtfully designed with modern units. The double bedroom is generously proportioned and includes built-in wardrobes, offering an excellent storage solution. The updated shower room is finished to a high standard, complete with contemporary fixtures, a walk-in shower enclosure, and stylish tiling for added comfort.



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Residents of the development enjoy access to a range of communal facilities, including a welcoming lounge area that is perfect for socialising or relaxing with neighbours, as well as a well-equipped laundry room that adds to the practicality of every-day living. The building is designed with security and peace of mind in mind, catering specifically to the needs of retirement living. This appealing flat offers a rare combination of modern features, a sociable community atmosphere, and a prime location with all essential amenities close by, making it an excellent choice for those seeking an independent yet supported lifestyle by the sea.

## ENTRANCE HALL

LOUNGE 15'4" x 10'7" (4.70m x 3.22m)

KITCHEN 7'3" x 5'5" (2.20m x 1.64m)

BEDROOM 10'11" x 8'7" (3.33m x 2.61m)

SHOWER ROOM 6'8" x 5'6" (2.03m)

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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Directors: Paul Carruthers Stephen Luck



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