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BED

# Well Presented Retirement Flat with Views

Flat 55 Homeridge House, Longridge Avenue, Saltdean, BN2 8RQ

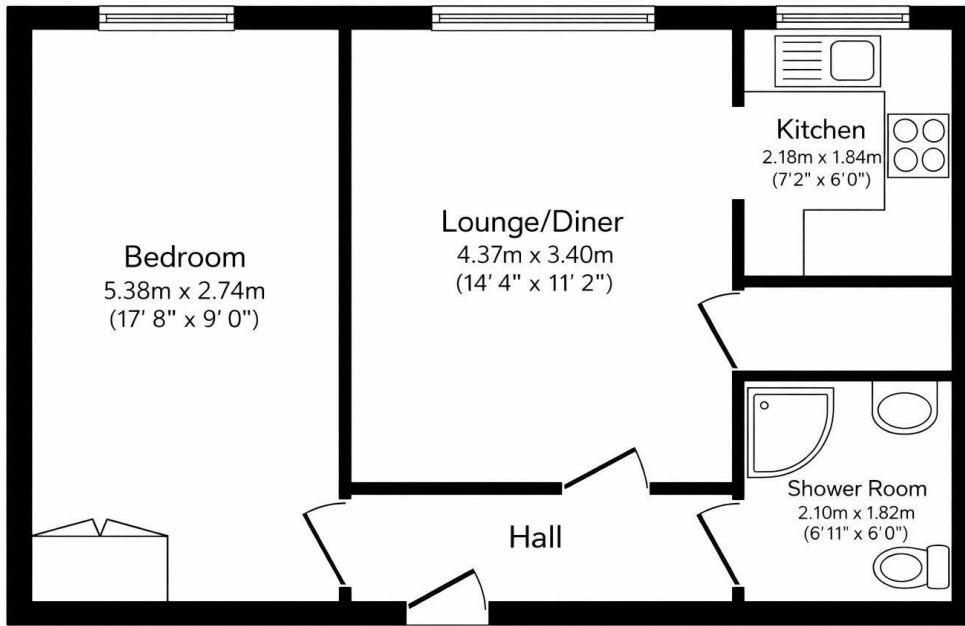


Price £130,000

Leasehold

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Total floor area 44.0 m<sup>2</sup> (474 sq.ft.) approx

## inbrief...

Homeridge House is a well-positioned retirement development, ideally located in the highly sought-after coastal village of Saltdean. Set just yards from a wide range of local amenities, residents can enjoy easy access to shops, cafés, pubs, and everyday conveniences. The nearby cliff-top promenade offers stunning coastal walks with far-reaching sea views along this iconic stretch of the Sussex coastline, as well as access down to the beach. Regular bus services between Brighton and Eastbourne are also within a short walk.

This well-presented one double bedroom apartment is situated on the second floor and benefits from lift access, making it easily accessible. The development itself offers excellent facilities, including an on-site manager, communal lounge, launderette, and two guest suites for visiting family and friends.

The apartment is offered in excellent condition throughout, ideal for those looking to move straight in without the need for any updating. Access is via a secure entry system into the communal hallway, with a private front door leading into the apartment.

Inside, the bright and spacious lounge/dining room provides ample space for both relaxation and entertaining, with a pleasant outlook over the rear of the development and views across rooftops towards Telscombe Tye. The adjoining kitchen is fitted with a range of modern units and work surfaces, along with space for appliances.

The generous double bedroom enjoys far-reaching views and benefits from built-in wardrobe storage. A contemporary refitted shower room completes the accommodation, featuring a glazed shower cubicle, WC, and wash basin.

Externally, residents can enjoy well-maintained communal gardens, offering the perfect spot to relax and take in the sea air, along with glimpses of the nearby coastline and the vibrant surroundings. A large communal car park is also available for residents.

Lease Approx 102 Years  
Ground Rent 992 PA  
Mainenance £2800 PA



EPC Rating - C  
Council Tax Band - B

moreinfo...



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