



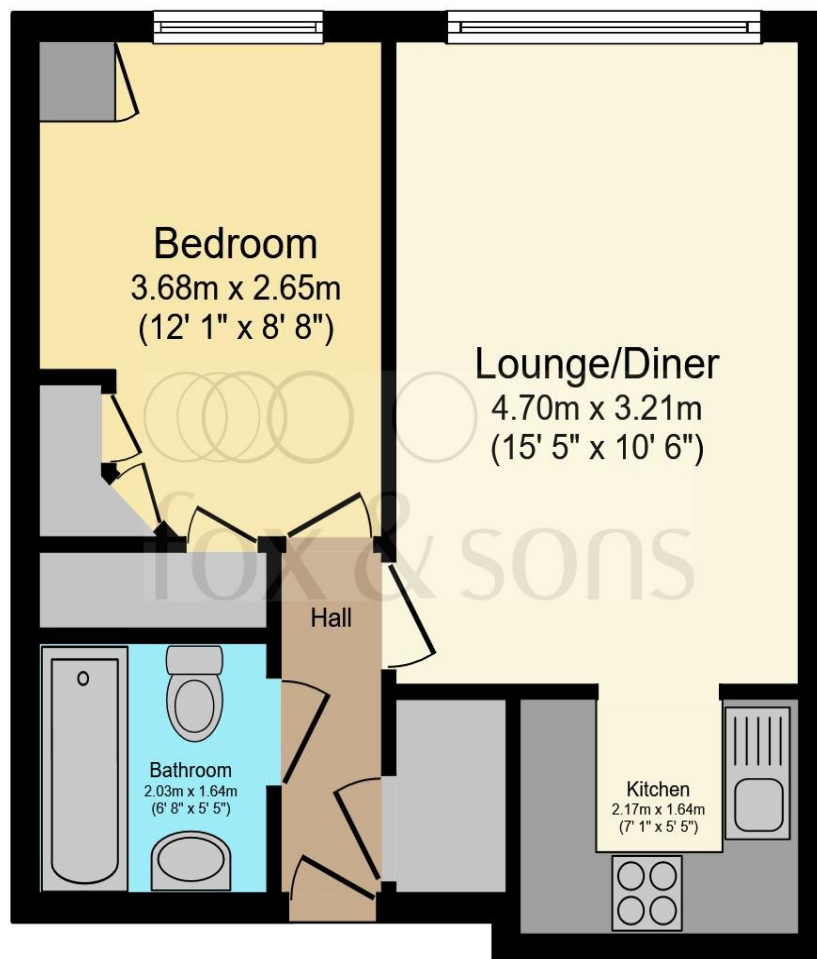
Homeridge House, Longridge Avenue, Saltdean Brighton BN2 8RQ

welcome to

Homeridge House Longridge Avenue, Saltdean Brighton

One Bedroom Flat With Sea Views





Total floor area 37.7 m² (406 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

A bright and welcoming one-bedroom over- 60's apartment offering lovely sea views and comfortable, low- maintenance living. Situated in a well maintained building with lift access, this property features a spacious bedroom with fitted wardrobes, a light and airy lounge with room for a dining table with lovely views to the sea, kitchen with good condition units complete with an integrated fridge and separate freezer.

The bathroom includes a shower over bath, and the home is warmed by electric heaters.

Perfectly positioned for convenience, the apartment is just a 10 minute walk to the seafront and lido, which also house a library, and is close to a selection of local shops and welcoming coffee shops, making everyday living both easy and enjoyable.

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

AGENTS NOTE

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

welcome to

Homeridge House Longridge Avenue, Saltdean Brighton

- Spacious One Bedroom Flat
- Lift In The Building
- Sea Views from Lounge And Bedroom
- Walking Distance To The Sea Front
- Bright Lounge

Tenure: Leasehold EPC Rating: B

Council Tax Band: B 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.

£90,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/RTD105224



Property Ref:
RTD105224 - 0004

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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