



Ionian Heights Suez Way, Saltdean Brighton BN2 8BQ

Discover coastal living at its finest in this beautifully presented two-bedroom apartment, ideally situated in the sought-after seaside location of Saltdean. Combining contemporary design with a relaxed lifestyle, this home offers everything you need for modern living.



welcome to

Ionian Heights Suez Way, Saltdean Brighton

The property features a spacious open-plan kitchen, lounge, and dining area, creating a bright and inviting space perfect for entertaining or relaxing. Large windows and glass doors flood the room with natural light, leading out to a private balcony where you can enjoy stunning views across the coastline - the ideal spot for your morning coffee or an evening sunset. The master bedroom boasts a sleek en suite bathroom, providing a touch of luxury and privacy, while the second bedroom is well-proportioned and versatile - ideal for guests, a home office, or a nursery.





Total floor area 66.6 m² (717 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 stylish family bathroom complements the layout. Residents also benefit from access to an on-site gym, offering convenience and wellness right on your doorstep. The development itself is well-maintained, with secure entry and lift access. With Saltdean's beach, promenade, and local amenities just moments away - and Brighton only a short drive along the coast - this apartment perfectly balances tranquility with accessibility.

welcome to

Ionian Heights Suez Way, Saltdean Brighton

- TWO BEDROOMS
- PRIVATE BALCONY
- OPEN PLAN
- ONSITE GYM
- EXCELLENT LOCATION
- EN-SUITE
- SPACIOUS LIVING
- CLOSE TO SHOPS & BUS ROUTES

Tenure: Leasehold EPC Rating: B Council Tax Band: B Service Charge: 3800.00 Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£260,000



view this property online fox-and-sons.co.uk/Property/RTD105216

Please note the marker reflects the postcode not the actual property



Property Ref:
RTD105216 - 0005

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01273 309968



rottingdean@fox-and-sons.co.uk



50 High Street, Rottingdean, BRIGHTON, East Sussex, BN2 7HF



fox-and-sons.co.uk