



10 Longridge Court, Longridge Avenue, Saltdean, BN2 8LY  
£145,000

CarruthersandLuck  
SalesandLettings



## 10 Longridge Court

Longridge Avenue, Saltdean

Situated in a highly convenient location close to a variety of local shops and with frequent bus services providing swift access to Brighton City Centre, this two-bedroom first floor flat offers an excellent opportunity for both first-time buyers and investors, with the added advantage of no onward chain. The property welcomes you a west-facing lounge which is filled with natural light throughout the afternoon and evening, creating a warm and inviting atmosphere ideal for relaxing or entertaining guests. Adjacent to the lounge, the west-facing kitchen is thoughtfully designed with ample worktop space, a range of fitted cabinets, and room for essential appliances, making it both a functional and sociable area for meal preparation and casual dining. Both bedrooms are well-sized, with the main bedroom easily accommodating a double bed and additional furniture, while the second bedroom offers flexibility as a guest room or home office depending on your requirements. The property also benefits from double glazing and gas central heating.



**CarruthersandLuck**  
SalesandLettings

# 10 Longridge Court

Longridge Avenue, Saltdean

This flat is ideally situated for those seeking easy access to local amenities, reputable schools, and green spaces, as well as excellent transport links for commuting or leisure trips into the city. With its practical layout, bright living spaces, and accessible location, this first floor flat represents a superb opportunity to enjoy the best of both local convenience and city living.

LOUNGE 17'3" x 10' (5.25m x 3.04m)

KITCHEN 9'4" x 4'10" (2.84m x 1.47m)

BEDROOM 1 12'8" x 9'11" (3.86m x 3.02m)

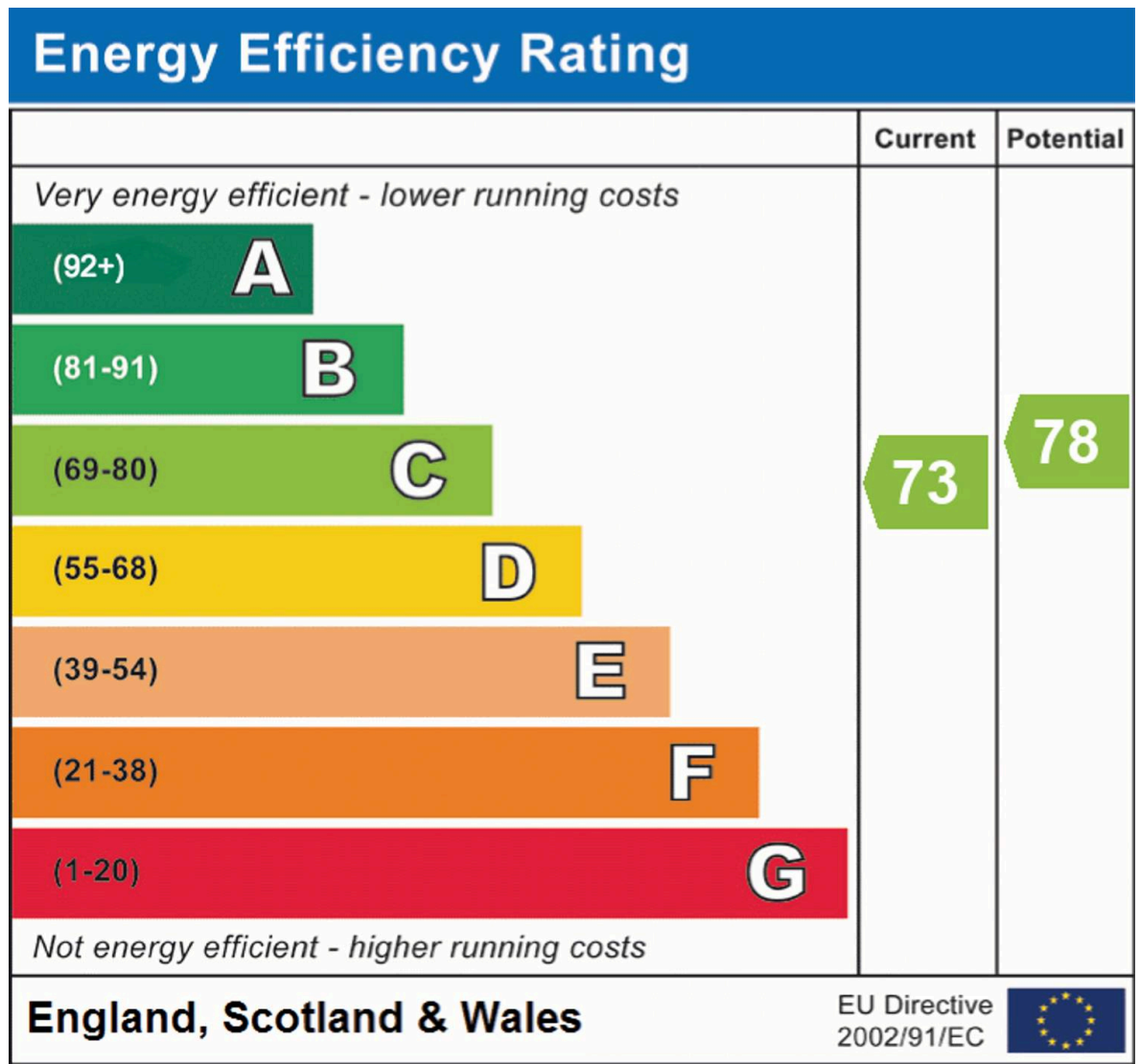
BEDROOM 2 12'4" x 6'10" (3.75m x 2.08m)

BATHROOM/WC 6'4" x 5'10" (1.93m x 1.77m)

Council Tax band: A

Tenure: Leasehold





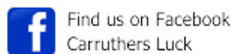
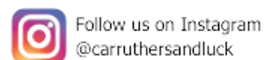
# Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale  
Directors: Paul Carruthers Stephen Luck

