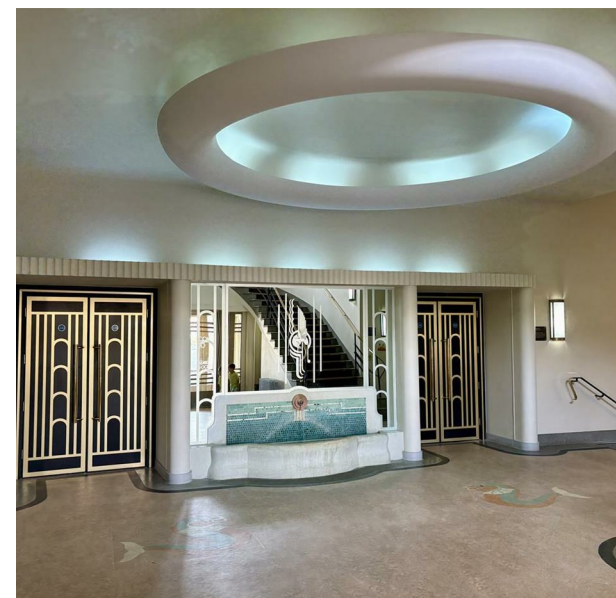
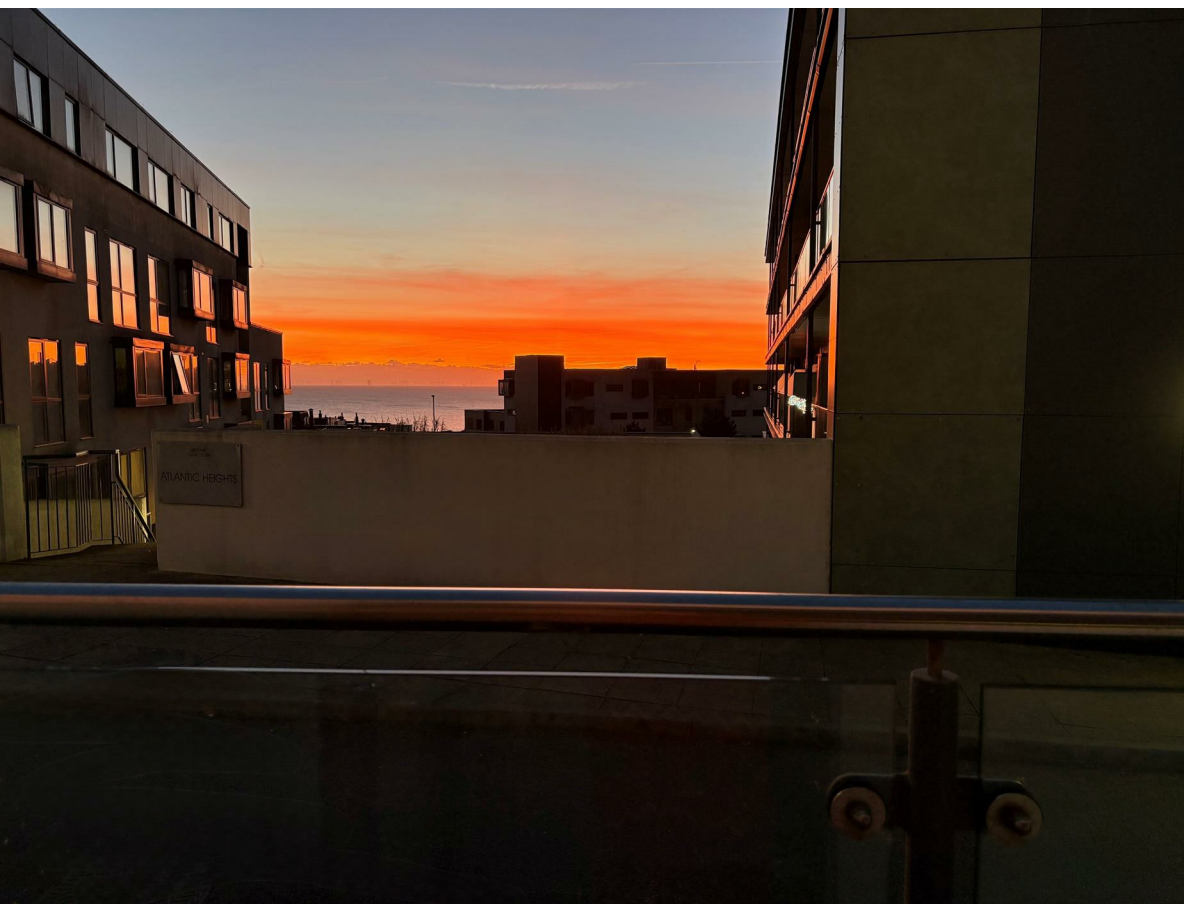


Longridge Avenue, Brighton, East Sussex, BN2 8BU  
Offers Over £300,000 Council Tax Band C



# Longridge Avenue, Brighton, East Sussex, BN2 8BU

SEA VIEW!!!! | ICONIC ART DECO DEVELOPMENT | TWO BEDROOMS | BALCONY | UNDERGROUND PARKING | RESIDENTS' GARDEN | GYM & GP SURGERY ON SITE  
A rare opportunity to purchase this beautifully presented two-bedroom apartment in one of the area's most iconic Grade II listed Art Deco buildings, just moments from the seafront. PETS ALLOWED

Located within a recently re-rendered development, this stunning home combines timeless 1930s architecture with modern luxury. The apartment boasts direct sea views, stylish interiors, and access to a range of on-site amenities, all within a peaceful, community-focused setting.

- Key Features:
- Two double bedrooms, including a modern en-suite • Contemporary family bathroom
  - Bright open-plan kitchen/living space with integrated appliances: dishwasher, oven, microwave, and fridge/freezer
  - Large private balcony with panoramic sea views • Two internal storage cupboards plus a large external storage unit
  - Landscaped residents-only gardens • Recently re-rendered external façade
  - Allocated underground secure parking space • Secure entry via a grand Art Deco communal lobby

- On-Site Amenities:
- Residents' gym
  - GP surgery
  - Beautiful landscaped gardens (residents only)
  - On-site estate caretaker ensuring the upkeep of communal areas

Communal Entrance Hallway

Service Charge £5,492.00 per annum .

Apartment Entrance hallway

Ground Rent £250 per annum

Open Plan Kitchen Living Area  
22'9" x 10'2" (6.94 (6.93) x 3.10)

Council Tax: Band C

Bedroom 1  
17'3" x 10'10" (5.27 (5.26) x 3.30)

En Suite Shower Room  
6'6" x 3'10" (1.99 (1.98) x 1.17)

Bedroom 2  
11'4" x 7'11" (3.45 x 2.41)

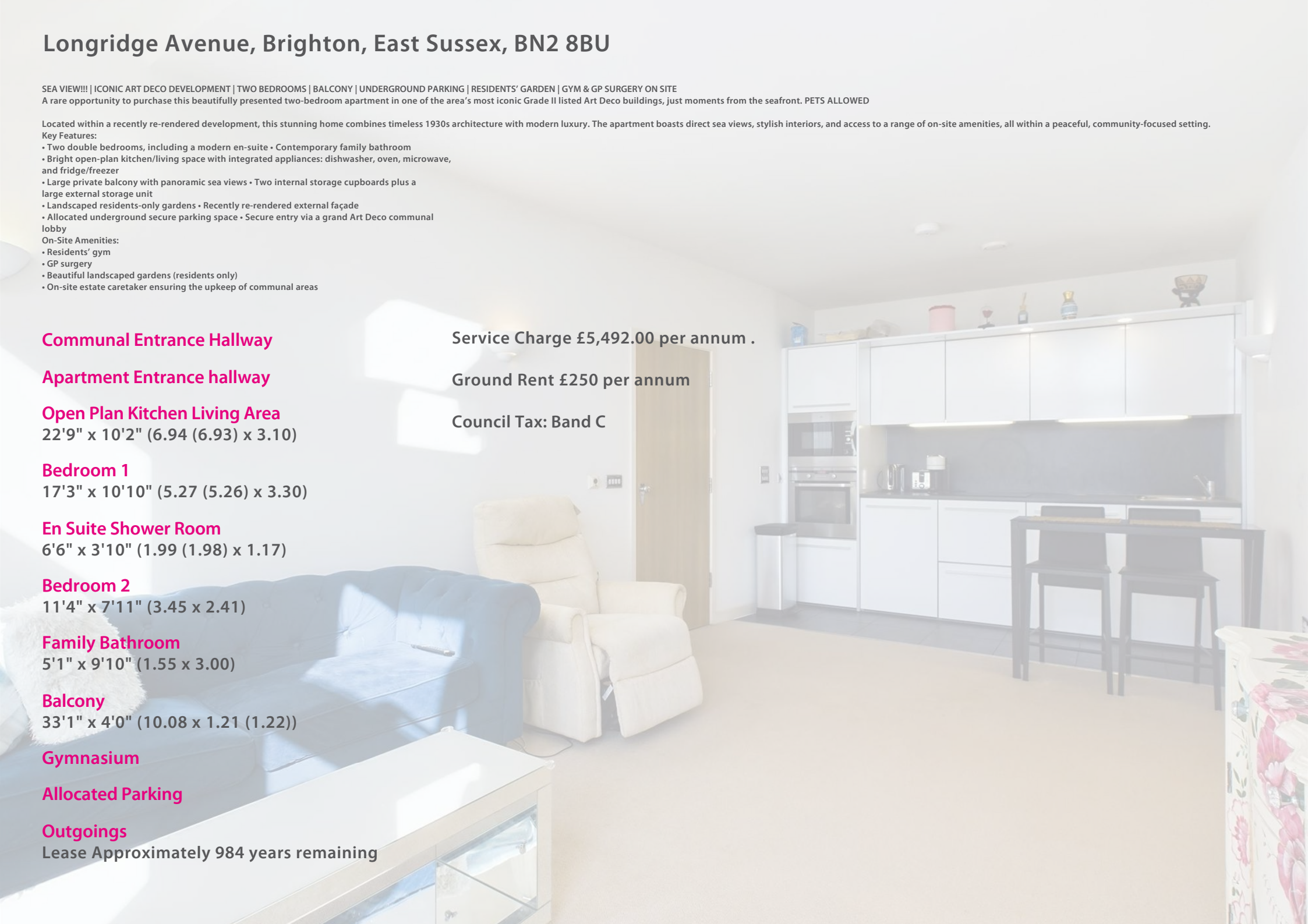
Family Bathroom  
5'1" x 9'10" (1.55 x 3.00)

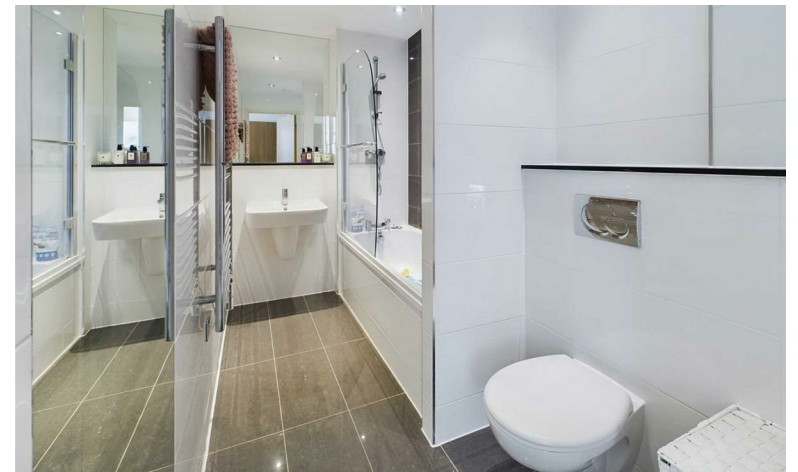
Balcony  
33'1" x 4'0" (10.08 x 1.21 (1.22))

Gymnasium

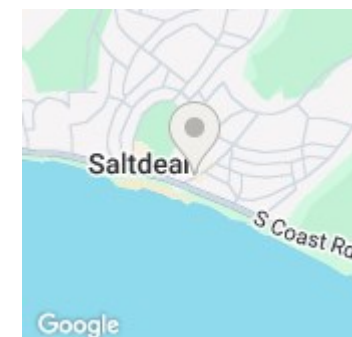
Allocated Parking

Outgoings  
Lease Approximately 984 years remaining





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	