

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

## Apartment Entrance hallway

## Open Plan Kitchen Living Area

22'9" x 10'2" (6.94 (6.93) x 3.10)

## 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

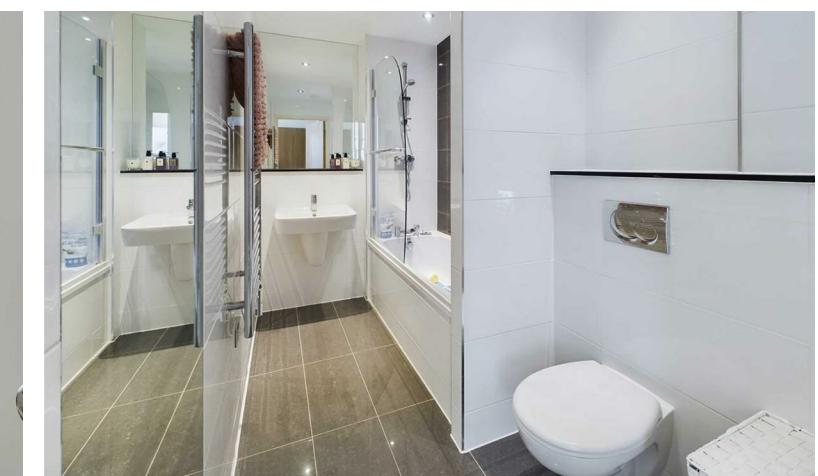
Lease Approximately 984 years remaining

Service Charge £5,492.00 per annum .

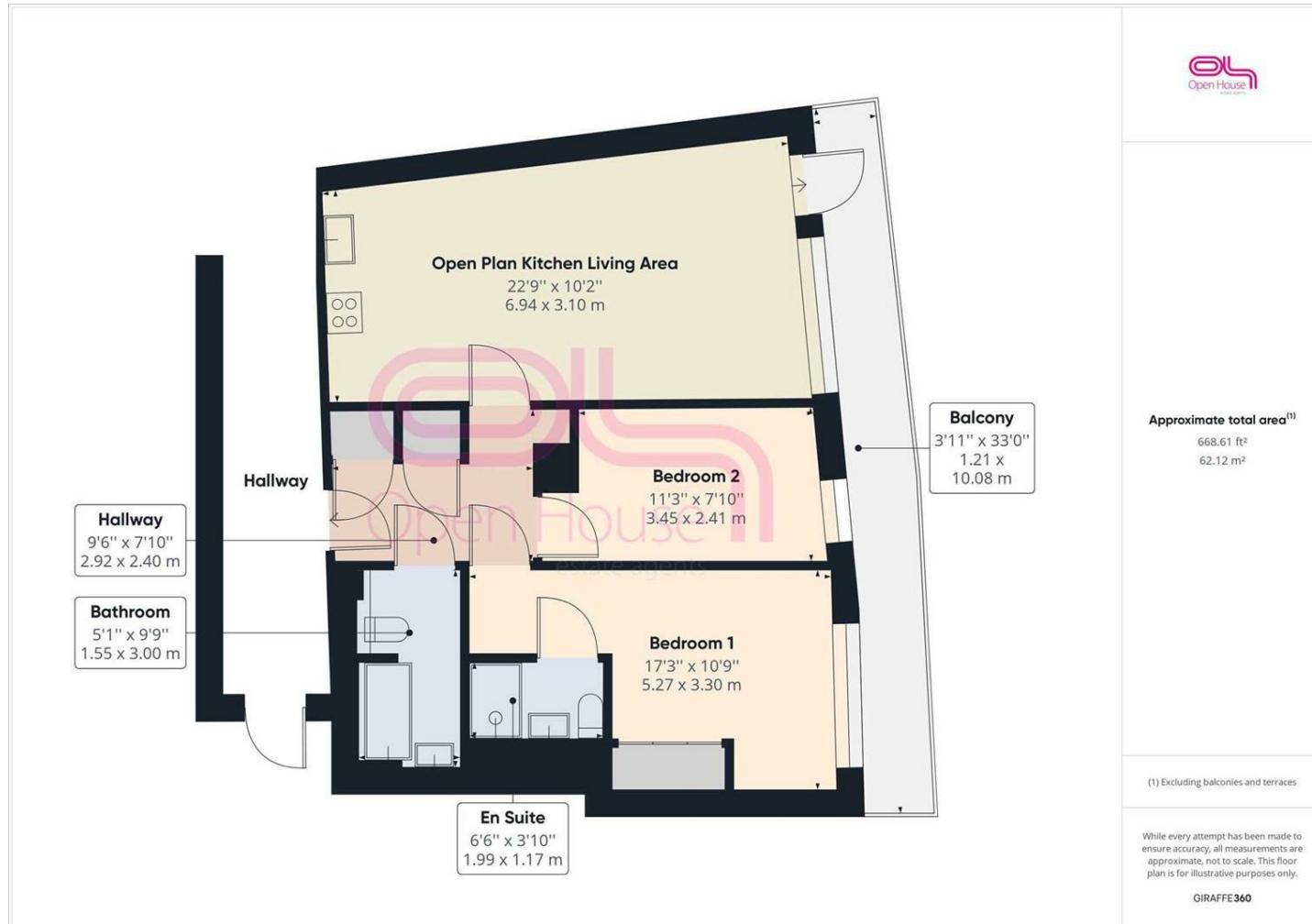
Ground Rent £250 per annum

Council Tax: Band C





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