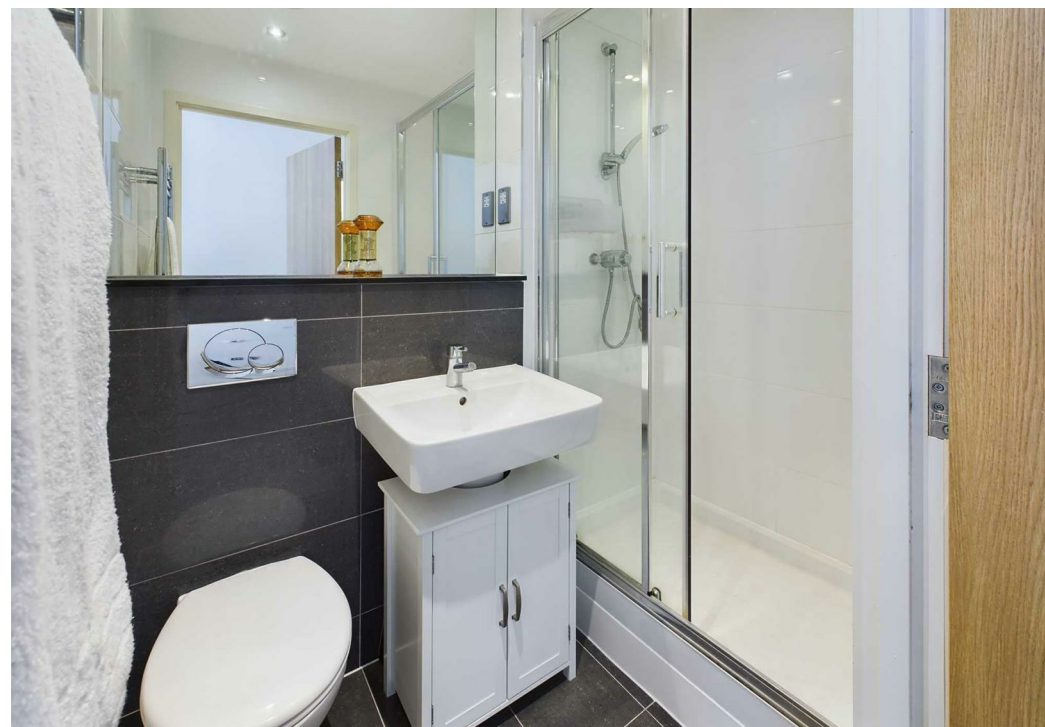


Longridge Avenue, Brighton, East Sussex, BN2 8BU  
Asking Price £330,000 Council Tax Band C





# 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.

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

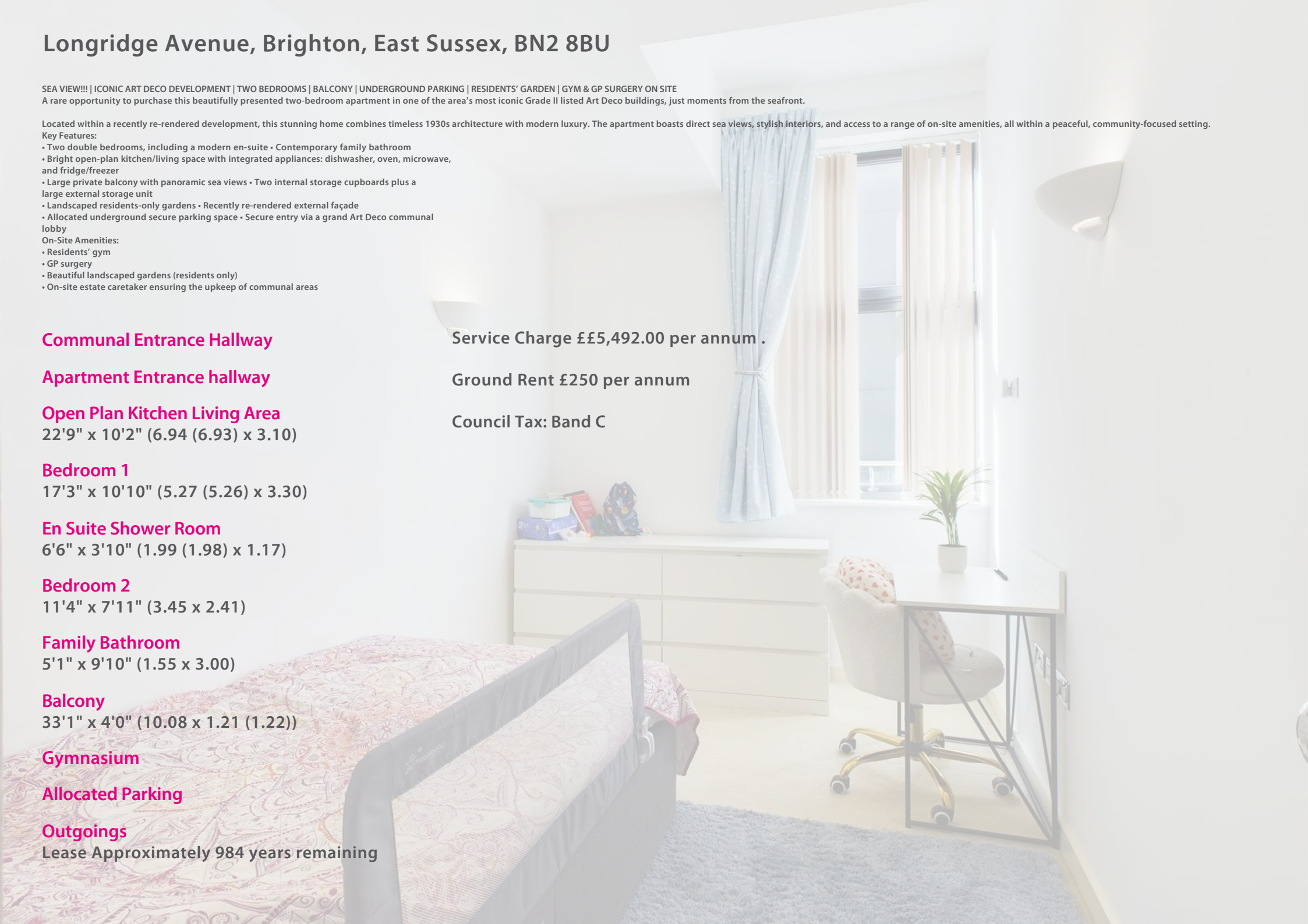
33'1" x 4'0" (10.08 x 1.21 (1.22))

## Gymnasium

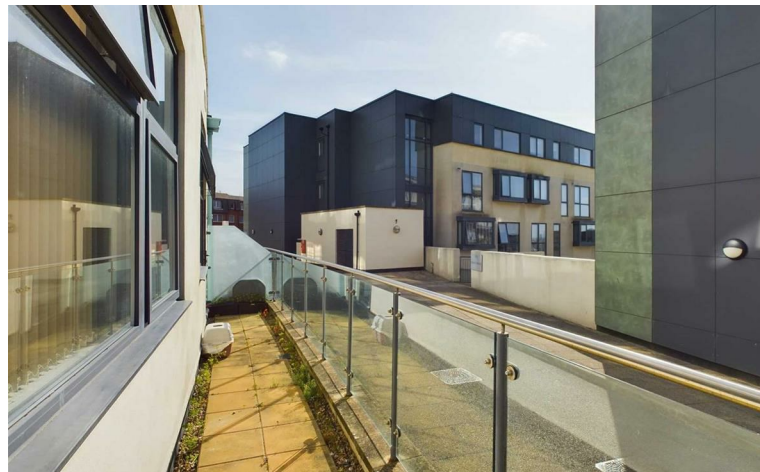
## Allocated Parking

## Outgoings

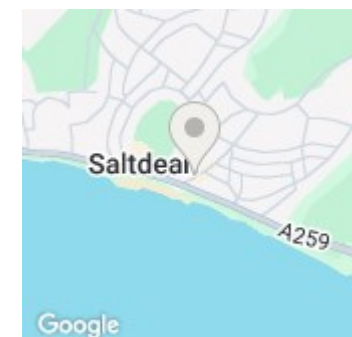
Lease Approximately 984 years remaining







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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>		
(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>	63	74
EU Directive 2002/91/EC		