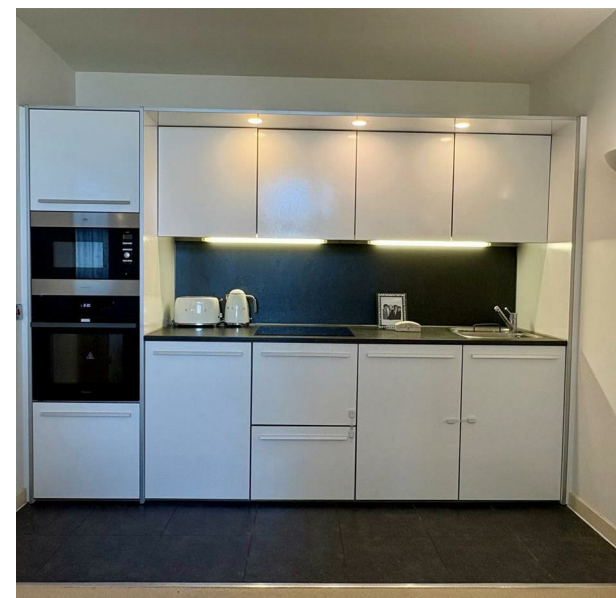


Longridge Avenue, Brighton, East Sussex, BN2 8BU
Offers Over £300,000 Council Tax Band C



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

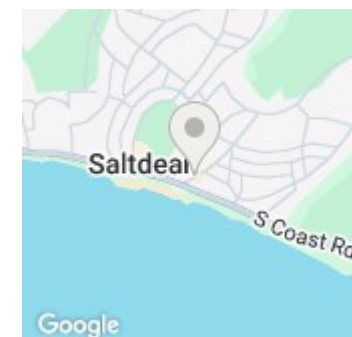
Allocated Parking

Outgoings

Lease Approximately 984 years remaining



206 South Coast Road, Peacehaven, East
Sussex, BN10 8JP
01273 830 987
bnsales@localagent.co.uk



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