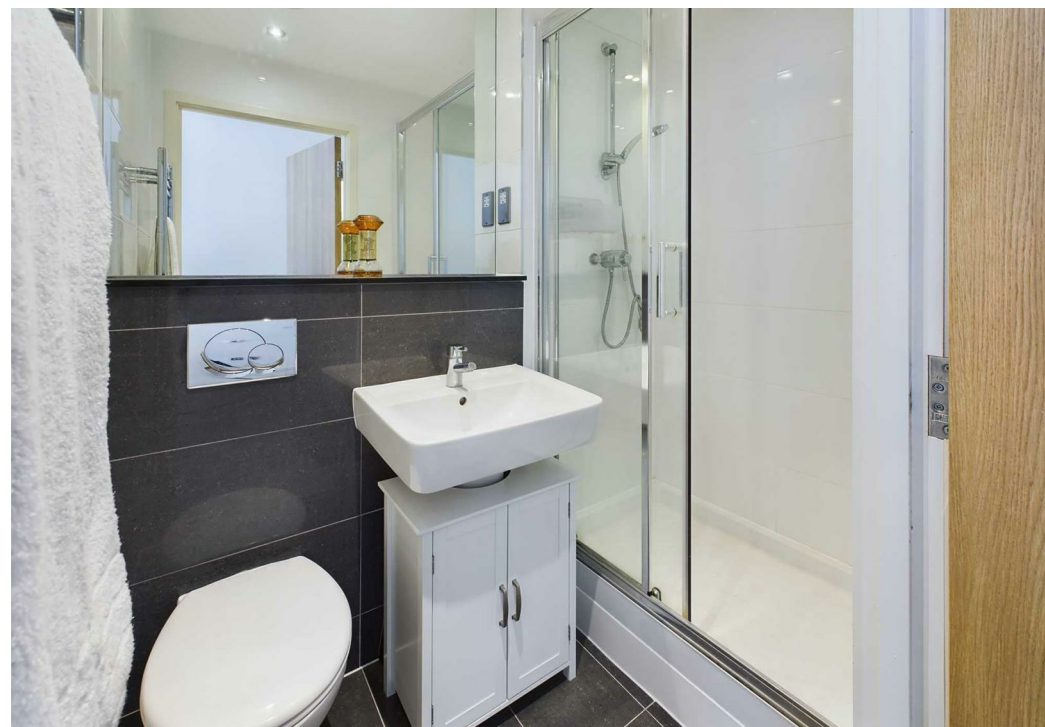


Longridge Avenue, Brighton, East Sussex, BN2 8BU
Asking Price £330,000 Council Tax Band C



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

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

ADDITIONAL INFORMATION

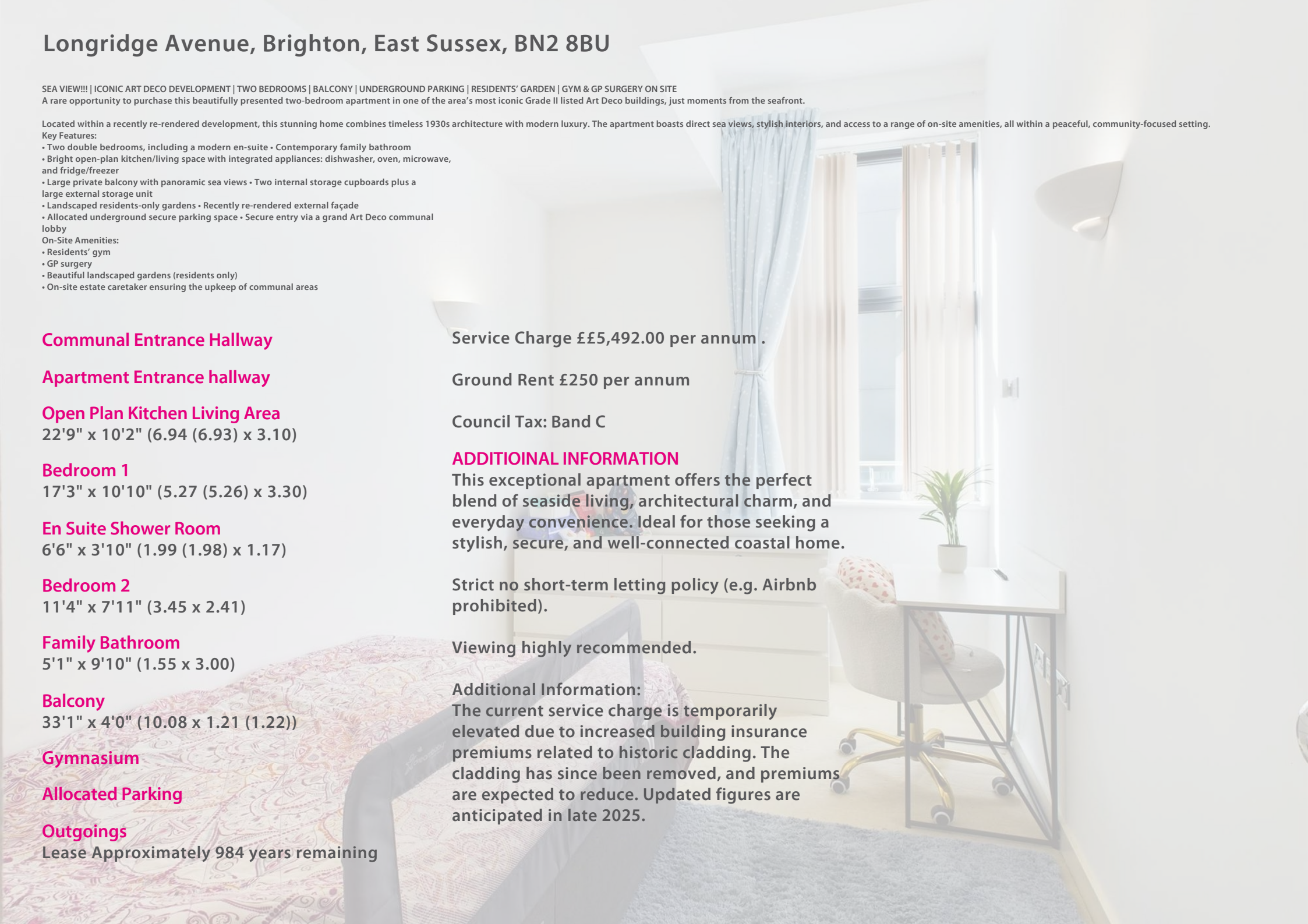
This exceptional apartment offers the perfect blend of seaside living, architectural charm, and everyday convenience. Ideal for those seeking a stylish, secure, and well-connected coastal home.

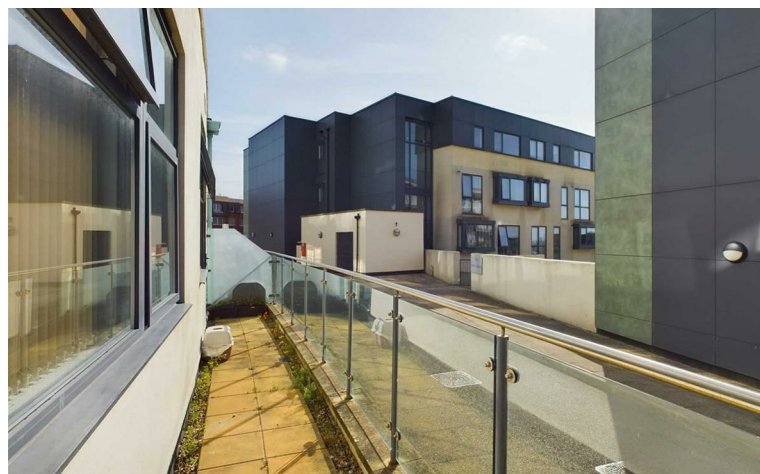
Strict no short-term letting policy (e.g. Airbnb prohibited).

Viewing highly recommended.

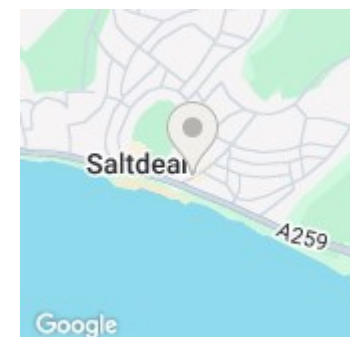
Additional Information:

The current service charge is temporarily elevated due to increased building insurance premiums related to historic cladding. The cladding has since been removed, and premiums are expected to reduce. Updated figures are anticipated in late 2025.





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	