

C&L

carruthersandluck
salesandlettings

65 Homeridge House, Longridge Avenue, Saltdean, BN2 8RQ

EPC : C

£80,000



233a South Coast Road, Peacehaven. BN10 8LD
01273 585001
e: peacehaven@carruthersandluck.co.uk

www.carruthersandluck.co.uk
company registration number: 08884155



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A 1 bedroom retirement flat situated on the top floor of this purpose built block built in the 1980's.

The block is situated in a popular residential area in East Saltdean and is located close to a variety of local shops that include a Co-op, Chemist, Dentist, Doctors, restaurant and taxi rank.

Also nearby you will discover: Saltdean Park, access to Saltdean Beech, bus services to Brighton City Centre, Eastbourne Town Centre and Newhaven Town Centre with its easy access to Newhaven Train Station and Newhaven Harbour. Also, the newly refurbished Saltdean Lido is close by with its open air swimming pool, new cafe, gym and library.

The accommodation comprises of a good size west facing lounge/dining room, kitchen, west facing double bedroom with a built in wardrobe, entrance hall with a large storage cupboard and a bathroom with a panelled bath with shower over, vanity unit with wash basin and wc.

The block has the benefit of a communal lounge, laundry room, house manager, guest accommodation (subject to nightly charge), communal gardens, entry phone system and a lift.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

LOUNGE 15'4" x 10'6" (4.67m x 3.20m)

KITCHEN 7'2" x 5'5" (2.18m x 1.65m)

BEDROOM 12' x 8'8" (3.65m x 2.64m)

BATHROOM/WC 6'9" x 5'5" (2.05m x 1.65m)

Council tax band: B

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them.

The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested.

Any floor plans shown are for identification purposes only and are not to scale

Directors: Paul Carruthers Stephen Luck