

Flat 34, Grand Ocean Longridge Avenue, Saltdean

£550,000 Leasehold

2 Spacious Bedrooms • Large Balcony • Allocated, Underground Parking • Panoramic Sea Views

erdmans
PROPERTY PROFESSIONALS

Kitchen/Lounge-Diner
30' 3" x 19' 9" (9.22m x 6.02m)



Bedroom 1
12' 2" x 11' 1" (3.71m x 3.38m)
With an en-suite bathroom and dressing room.

En-suite Bathroom

Dressing Room

Bedroom 2
14' 6" x 11' 8" (4.42m x 3.56m)
Includes an en-suite shower room

En-suite Shower Room



This exceptional two-bedroom apartment, set within the highly sought-after Grand Ocean development in Saltdean, offers the perfect blend of modern living and coastal charm. Boasting spectacular views over the sea and surrounding landscape, the property provides a bright and spacious open-plan living area designed to make the most of its stunning vistas.

The contemporary kitchen is finished to the highest standard, with sleek cabinetry, integrated appliances, and ample counter space, flowing seamlessly into the living and dining area. Large windows invite natural light throughout, enhancing the airy and welcoming feel of the space.

Both bedrooms are generously sized, with the master bedroom offering picturesque sea views, and also has its own dressing room. The second bedroom provides flexible accommodation for guests, a home office, or additional storage. Both bedrooms have en-suite bathrooms.

A standout feature of this apartment is the private balcony, offering panoramic views of the coastline—an ideal setting for al fresco dining, relaxation, or entertaining while enjoying the tranquility of the sea breeze.

Further enhancing the appeal of this property is the convenience of secure underground parking, providing easy access and peace of mind. Located within the prestigious Grand Ocean development, this apartment is just moments from Saltdean's beach, local shops, cafes, and excellent transport links to Brighton and beyond. This is a rare opportunity to own a stylish, well-located apartment with un-rivaled views and private outdoor space in one of Saltdean's most desirable developments.

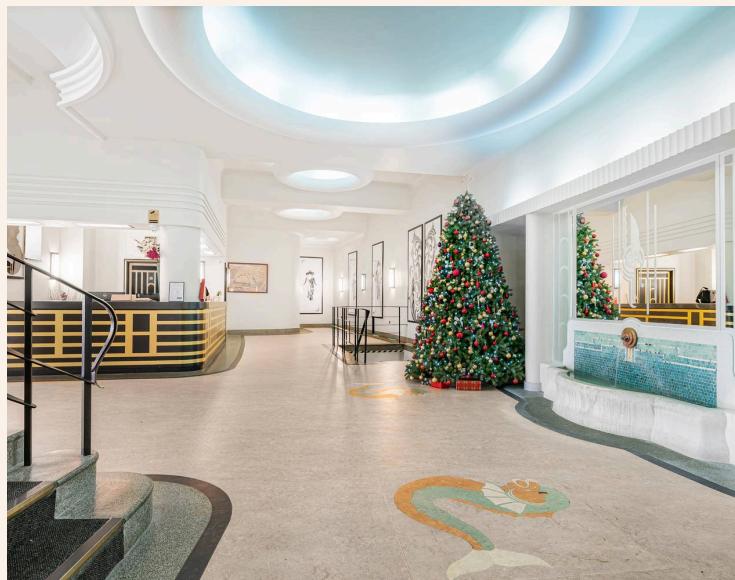
The Grand Ocean development in Saltdean offers a perfect blend of coastal tranquility and easy access to Brighton. Just moments from the beach, residents can enjoy stunning sea views and the peaceful seafront. Saltdean's local shops, cafes, and amenities are also nearby. The location provides excellent transport links to Brighton, making it ideal for those seeking both a relaxed coastal lifestyle and quick access to the vibrant city. With scenic walks along the Undercliff Walk and the nearby South Downs National Park, Grand Ocean is the perfect base for enjoying both nature and city life.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



34 Grand Ocean, BN2 8BU

Approximate Gross Internal Floor Area = 103.58 sq m / 1115 sq ft

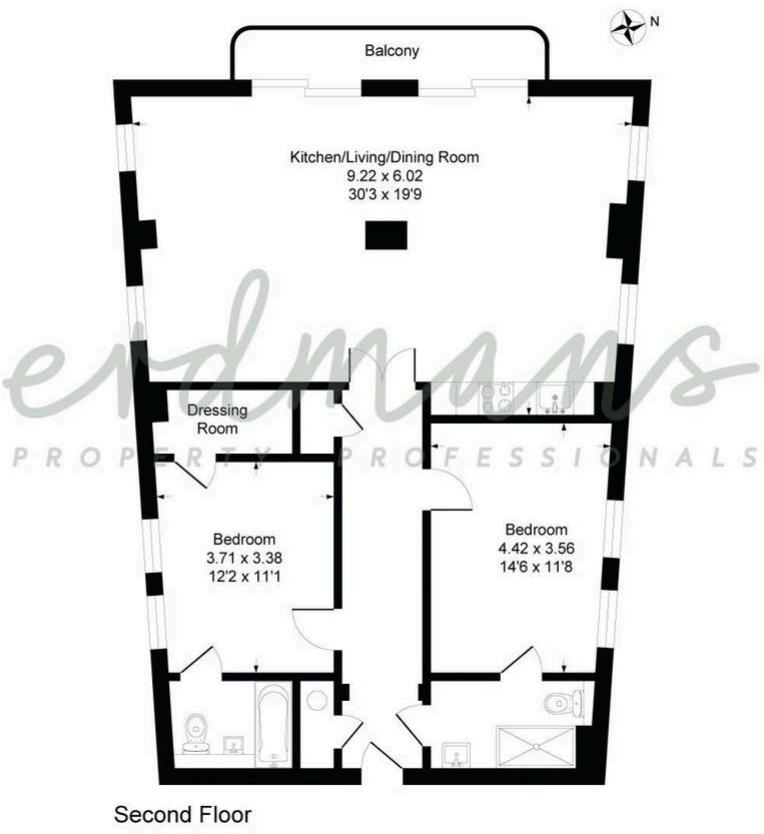


Illustration for identification purposes only, measurements are approximate, not to scale