



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

£69,950

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## Flat 65 Homeridge House

Longridge Avenue, Saltdean

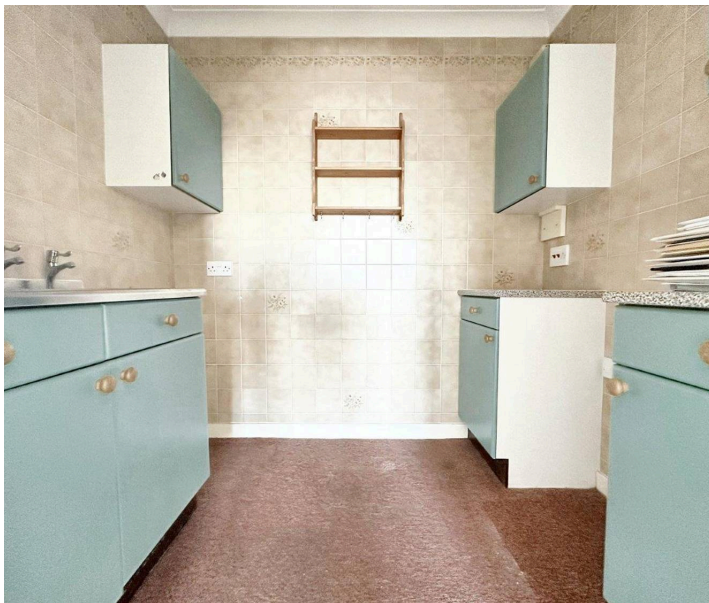
A 1 bedroom retirement flat situated on the top floor of this purpose built block built in the 1980's.

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.

- Good size west facing lounge/dining room
- Close to local shops and buses
- Entry phone system and a lift



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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.

## ENTRANCE HALL

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

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

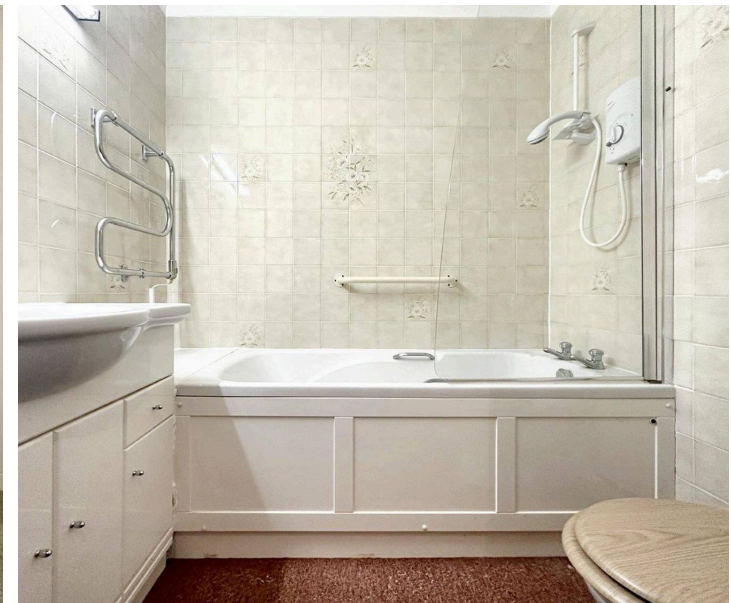
BEDROOM 12' x 8'8" (3.65m x 2.64m)

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

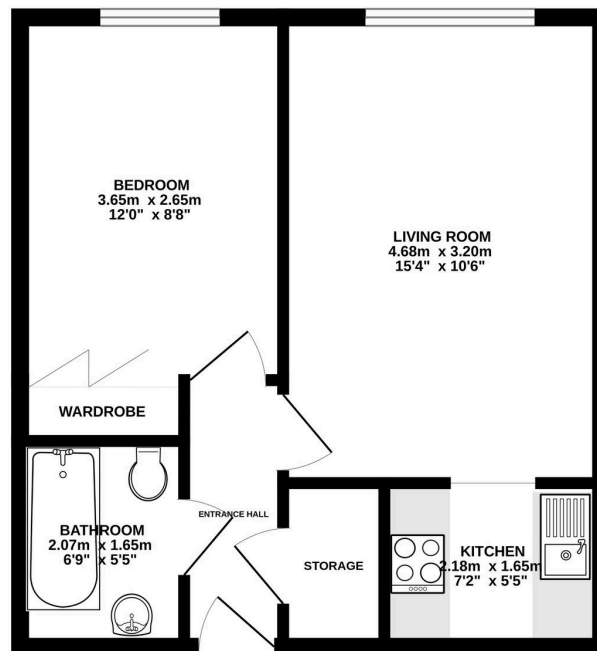
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



GROUND FLOOR  
37.0 sq.m. (398 sq.ft.) approx.



65 HOMERIDGE HOUSE LONGRIDGE AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA: 37.0 sq.m. (398 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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