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austin gray



64 Homeridge House, Longridge Avenue

Saltdean, Brighton, BN2 8RQ

£90,000

1 1 1 C

64 Homeridge House, Longridge Avenue

Homeridge House is a purpose-built retirement development for the over 60's and is situated on Longridge Avenue in Saltdean, comprising a range of self-contained retirement apartments arranged over four floors. The development provides a number of communal facilities, including a residents' lounge, laundry room, guest accommodation and communal gardens. Additional features include lift access to all floors, a Development Manager and an emergency call system, designed to support independent retirement living.

- 3rd Floor One Bedroom Retirement Flat
- Lounge
- Kitchen
- Bathroom / W.C.
- Electric Heating
- Lift Access
- Communal Gardens, Lounge and Laundry Room
- Council Tax Band B
- EPC C
- No Onward Chain















The development is conveniently located within the popular coastal suburb of Saltdean, to the east of Brighton. A range of local amenities are available nearby, including shops, a post office, medical facilities and bus services, providing connections to Brighton, Eastbourne and surrounding areas. Saltdean seafront, the local park and the well-known Saltdean Lido are also within convenient reach. The location combines a residential coastal setting with access to everyday amenities and wider transport links.

Flat 64 is positioned on the 3rd floor and has accommodation that is accessed via the communal stairs and lift, and comprises of its front facing lounge with the kitchen to one side, double bedroom with fitted wardrobes and a bathroom / W.C.

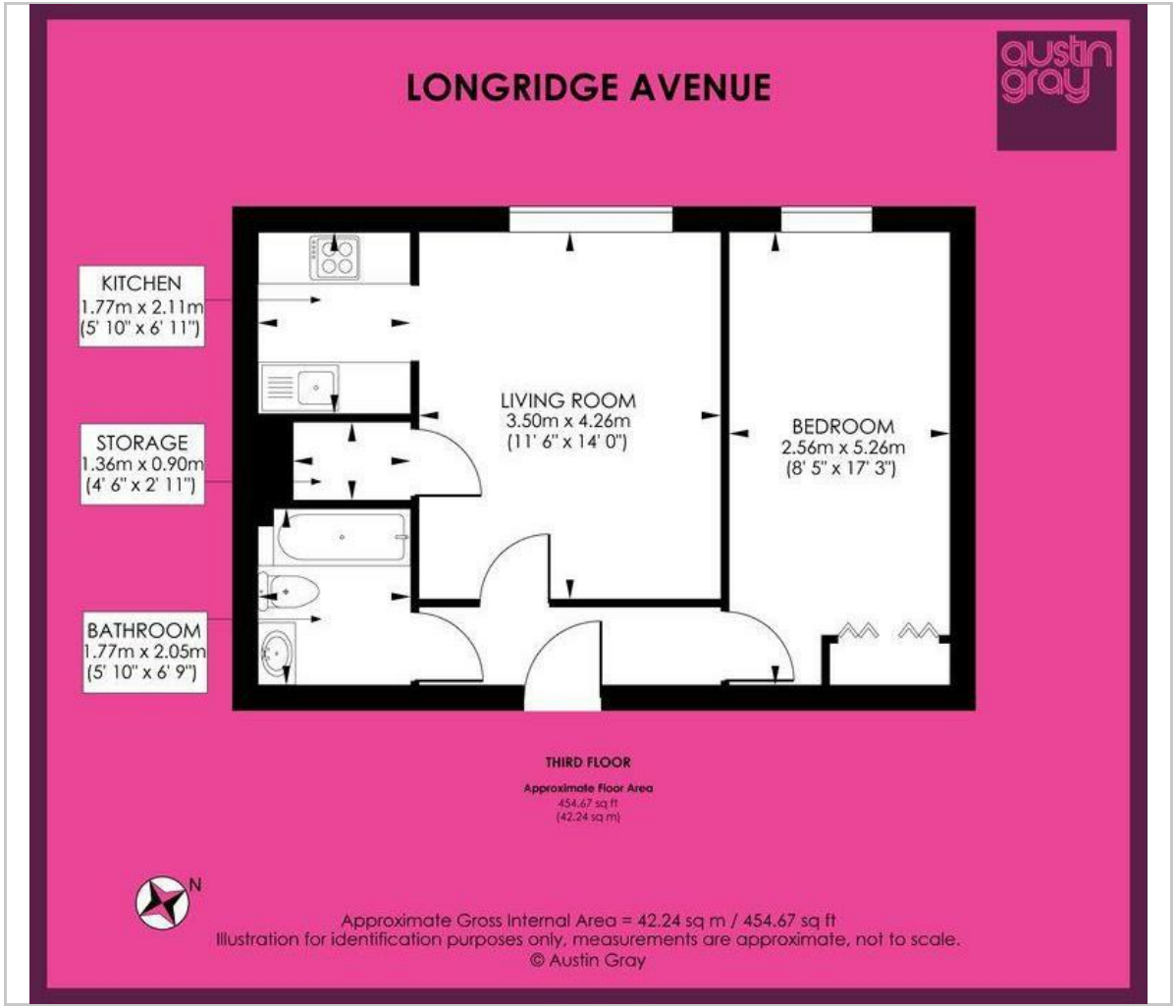
We have been informed by our seller of the following information :
100 years remain of an unexpired lease.
Annual Ground Rent £296
Service Charge £3214.32







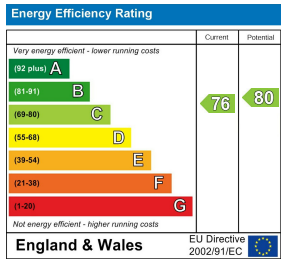
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Austin Gray Residential Office on 01273 232232
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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