

Spencer & Leigh



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

Price £105,000 - Leasehold

- Purpose built retirement flat for the over 60's
- Located on the first floor, with both a lift & stairs
- Principle rooms have bright Westerly aspect with views
- One double bedroom with built in wardrobes
- Spacious living room with space for sofa's & dining
- Fitted kitchen with appliances
- Shower room/WC with walk in shower cubicle
- Communal lounge for socialising, resident laundry room
- Visitors guest suite, residents parking
- Close to Cliff Tops, Saltdean Lido and Seafront

Offered for sale with no ongoing chain is this spacious first floor apartment built by McCarthy & Stone for residents over 60 years of age. Homeridge House is located close to Saltdean Lido, Cliff Top Walks and Seafront. Local shopping, bus routes to The City and beyond are close by including a Taxi rank. This lovely flat features a communal residents lounge which serves as a welcoming space for socialising with neighbours, fostering a sense of community and companionship. There is residents parking on-site and the use of a dedicated laundry room. The development manager can be contacted from various points with in each property with the back up of an Apello 24 hour emergency call system. Wanting a friend or relative to visit, this can be easily resolved by booking the guest suite subject to availability. There are lift and stair access from the ground floor to all levels. The principle rooms for this apartment have a bright Westerly aspect bathing the flat in natural light with distant views. Viewing highly recommended, Exclusive to Spencer & Leigh.



Saltdean is situated by the sea in a 'Dean' (Saxon/Old English for 'dry valley'), with the surrounding hills of the South Downs National Park forming a large central dip and valley where the oval shaped Saltdean Park and Lido are located. Looking out over the nearby sea giving a unique balance of downland and beach with local shops within walking distance.



Communal Entrance
Stairs and Lift rising to all Floors
Entrance
Entrance Hallway

Sitting/Dining Room
14'3 x 11'7

Kitchen
6'8 x 6'

Bedroom
17'3 x 8'8

Shower Room/WC

OUTSIDE

Communal Gardens

Communal Lounge

Communal Laundry Room

Property Information

61 years remaining on the lease
Service Charge - £2,664 p/a (includes hot water)
Ground Rent - £200 p/a
Council Tax Band B (Lewes): £2,142.90 2024/2025
Utilities: Mains Electric, Mains Gas, Mains water and sewerage
Parking: Residents parking and un-restricted on street parking
Broadband: Standard 9 Mbps, Superfast 77 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- Lewes
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Spencer
& Leigh

Longridge Avenue



First Floor
Approximate Floor Area
461.34sq ft
(42.86 sq m)

Approximate Gross Internal Area = 42.86 sq m / 461.34 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.