



Longridge Avenue, Saltdean, Brighton, BN2 8RB

welcome to

Longridge Avenue, Saltdean, Brighton

A detached bungalow situated in this sought after residential location within reach of local shops in Longridge Avenue, the beach and downland walks. This spacious bungalow offers scope for extension if required - plans available for the conversion of the garage into an additional bedroom.





Entrance Porch

Entrance Hall

Lounge

14' 10" x 14' (4.52m x 4.27m)

Kitchen/dining Room

21' 6" x 11' 2" (6.55m x 3.40m)

Bedroom 1

12' 6" x 11' 6" (3.81m x 3.51m)

Ensuire Shower Room

Bedroom 2

11' 6" x 10' (3.51m x 3.05m)

Bathroom

Outside

Front Garden

Garage

16' 7" x 8' 2" (5.05m x 2.49m)

Rear Garden

Total floor area 107.4 sq.m. (1,156 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Longridge Avenue, Saltdean, Brighton

- DETACHED BUNGALOW
- 2 X BEDROOMS
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE
- PLANNING PERMISSION
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

offers in the region of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/RTD104447



Property Ref:
RTD104447 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01273 309968



rottingdean@fox-and-sons.co.uk



50 High Street, Rottingdean, BRIGHTON, East Sussex, BN2 7HF



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