

Flat 9 Grand Ocean, Longridge Avenue, Brighton, East Sussex, BN2 8BU

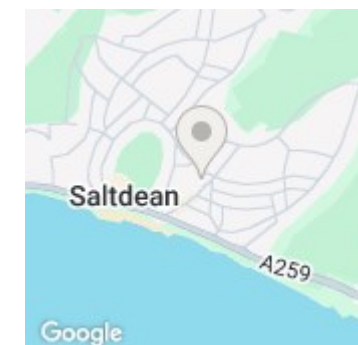
Asking Price £325,000



SEA VIEW !!!! We are delighted to be able to offer to the market this RARELY AVAILABLE, immaculate TWO BEDROOM apartment, which is situated in the most ICONIC and HISTORIC, Art Deco, grade two listed building in the local area. As you enter via the security coded main entrance doors you are immediately greeted by the grand and spacious Art Deco communal lobby area, which seems to transport you back to a time gone by. Updated and redesigned in recent times, the building has been sympathetically transformed into luxury apartments. From the delightful lobby area, you take the steps down to your left-hand side and through the door at the bottom. Making your way around to the right, you will reach the apartments entrance. Upon entry to the apartment you are greeted by an abundance of light and the entrance hallway boasts two storage cupboards. The family bathroom is installed with modern fittings and has a modern fitted bath with a wall mounted shower unit over. Both bedrooms are doubles with the master bedroom having the benefit of a contemporary en suite shower room. The modern feel continues into the open plan living/kitchen area. The kitchen section is installed with modern built in appliances to include oven, microwave, integrated dishwasher and fridge and freezer. The spacious living area has a large window and door offering access onto the large balcony which affords wonderful views toward the sea. The apartment also comes with the use of a parking space and a large storage cupboard. Every detail to this exceptional building has been considered and there is an on-site gym as well as an on-site local doctors' surgery. Viewing is recommended to fully appreciate the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	