



57 The Palms 70A Brighton Rd | | Lancing | BN15 8LW

WB
WARWICK BAKER
ESTATE AGENT



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£59,950

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WARWICK BAKER ESTATE AGENTS IS DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED PROPERTY ON THE SEAFRONT AT BEACH PARK LANCING.

THE SWIFT MOSELLE HAS A CONTEMPORARY DESIGN WITH LEADING SPECIFICATIONS, STYLISH EXTERIOR LOOKS WITH FULL HEIGHT GLAZING AND THE OPTION OF OPENING 'ASPECT' DOORS, ALL COMBINED TO MAKE THE MOSELLE A GREAT PURCHASE.

WHEN YOU WALK INSIDE THE MOSELLE, YOU WILL FEEL INSTANTLY RELAXED AND AT HOME.

PLEASE CALL FOR MORE INFORMATION - 01273 461144

BEACH PARK, LANCING

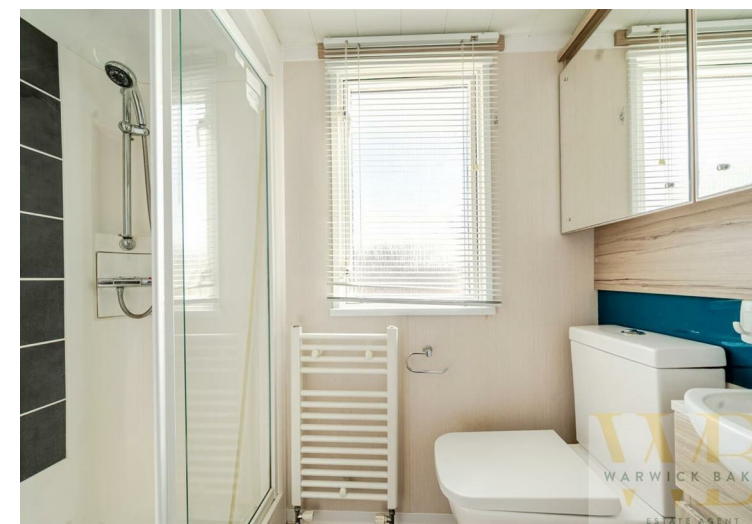
Accessed from Brighton Road, Lancing, the park has a site office with all year round security.

Beach Park is open from the 1st March to the 31st October
30 days can be spent at the property for Maintenance from the 1st November to the 28th February

Ground Rent – £288 PCM

The Ground Rent/Pitch Fee includes council tax and water rates.

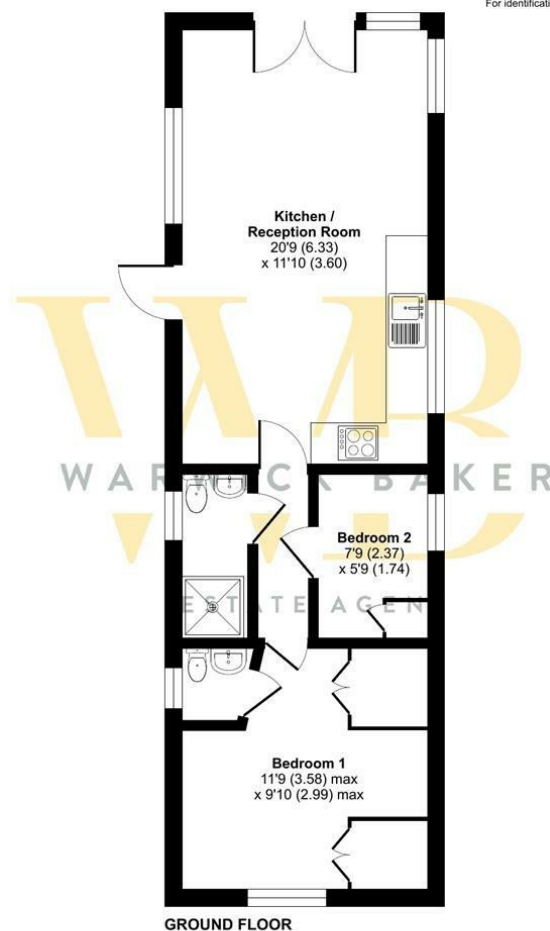
The only other outgoings you will have are electricity, which is metered; gas bottles for heating; and insurance.



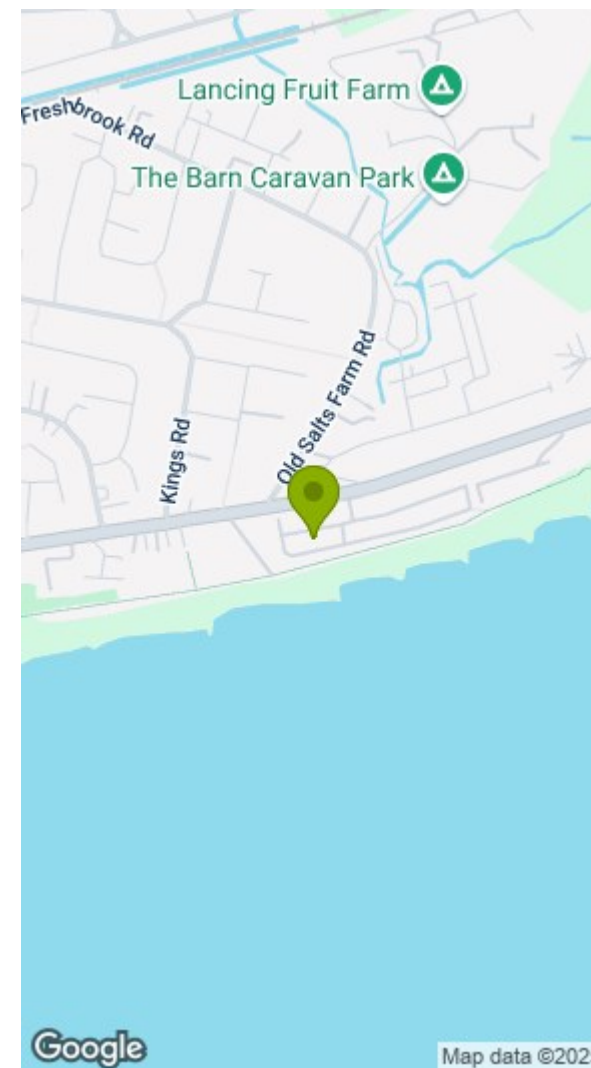
Brighton Road, Lancing, BN15

Approximate Area = 483 sq ft / 44.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1299416



Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	