5 Southbank Court Brighton Road | | Lancing | BN15 8LQ

WARWICK BAKER
ESTATE AGENT

5 Southbank Court Brighton Road | | Lancing | BN15 8LQ

Offers In Excess Of £225,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS TOP FLOOR APARTMENT WITH STUNNING SEA VIEWS.

IN NEED OF SOME MODERNISING THE PROPERTY HAS ONE BEDROOM, 19'4 LIVING DINING ROOM, 15'10 KITCHEN BREAKFAST ROOM, SOUTHERLY ASPECT BALCONY WITH VIEWS AND A GARAGE.

CALL NOW TO VIEW 01273 461144

- ONE BEDROOM APARTMENT
- 19'4 LIVING DINING ROOM
- CALL NOW TO VIEW
- TOP FLOOR
- 15'10 KITCHEN BREAKFAST ROOM
- 01273 461144
- SEA VIEWS
- IN NEED OF MODERNISING
- SOUTHERLY ASPECT BALCONY
- GARAGE

COMMUNAL ENTRANCE
Entry phone system, stairs to Second Floor

ENTRANCE HALL
Doors to all rooms. Loft access.

LIVING / DINING ROOM
19'4 x 9'10 (5.89m x 3.00m)
Side aspect window, sliding patio doors leading onto a balcony with views.

KITCHEN / BREAKFAST ROOM
15'10 x 6'2 (4.83m x 1.88m)
Range of wall and base units, inset sink unit, inset hob, eye level double over, space for appliances. Southerly aspect window with views

BEDROOM
13'3 x 10'9 (4.04m x 3.28m)
Front aspect window with views of the South Downs.

BATHROOM
Matching suite, panel enclosed bath, wash hand basin, low level W.C. Side aspect window.

OUTSIDE

GARAGE
With up and over door.

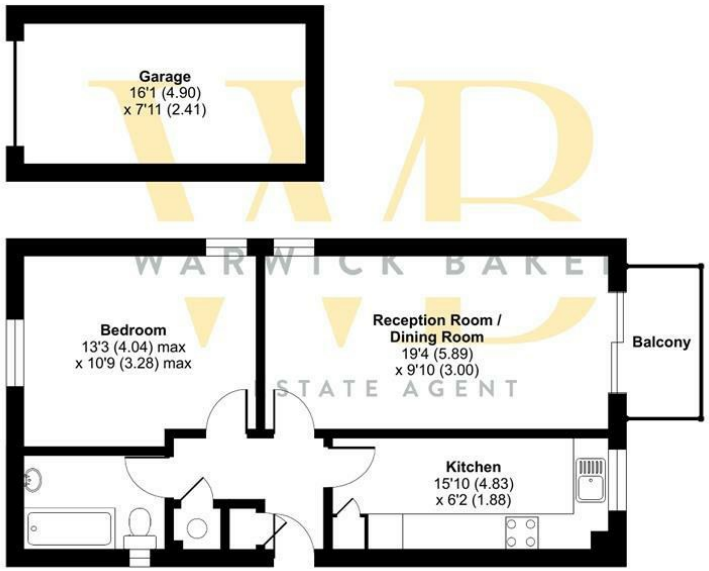
OUTGOINGS
MAINTENANCE - £576.85 every 6 months - inc Water Rates

GROUND RENT - £250

LEASEHOLD - from 25 March 1987 expiring on 24 December 2112 - 90 Years remaining

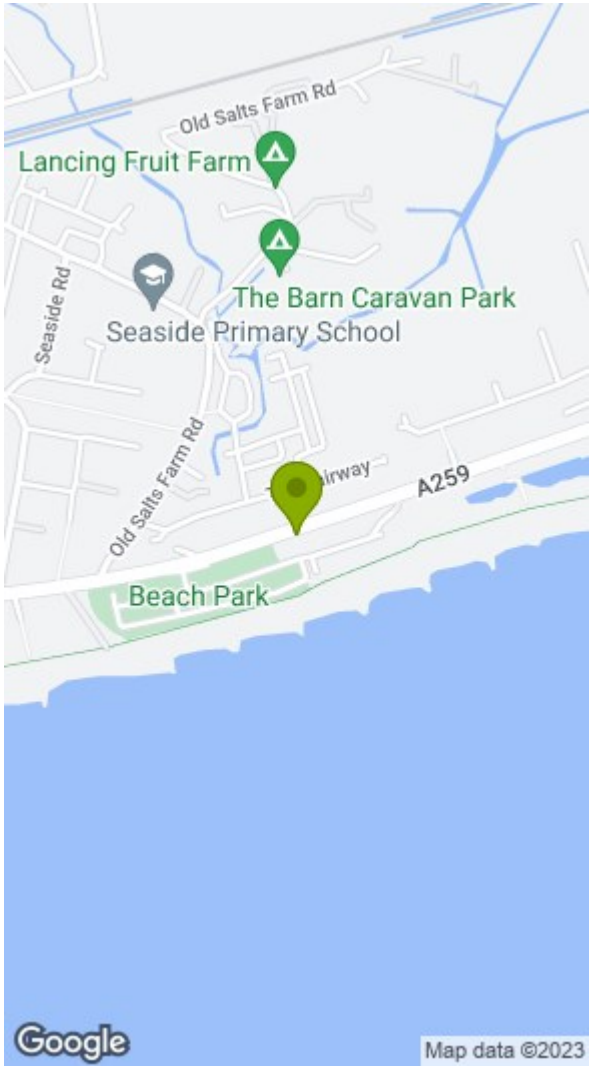
Brighton Road, Lancing, BN15

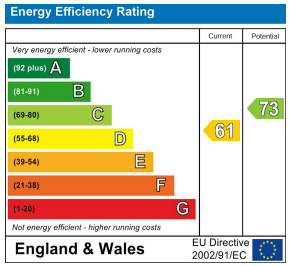
Approximate Area = 552 sq ft / 51.2 sq m
Garage = 128 sq ft / 11.8 sq m
Total = 680 sq ft / 63.1 sq m
For identification only - Not to scale

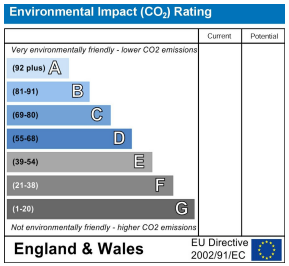


GROUND FLOOR

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Warwick Baker Estate Agent Ltd. REF: 874913







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