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## Description

Robert Luff & Co are delighted to welcome to the market this wonderfully spacious two double bedroom second floor apartment offering stunning westerly sea views. Internally the property has benefitted from undergoing complete refurbishment throughout including a new boiler & electrical consumer unit, a modern fitted kitchen with new integrated appliances and sleek bathroom with roll top bath and shower cubicle as well as having been transformed to create a stylish and sophisticated interior ready for a buyer to move straight in to. Located on the Lancing Worthing border and a stones throw from both the beach and Brookland Nature reserve this property provides the ideal location for weekend walks whilst offering an array of local transport links making it an ideal holiday home or for someone looking to commute to Brighton or London for work. This property is being sold with no ongoing chain and viewing is highly recommended.



## Key Features

- Beautifully Refurbished To A High Specification Throughout
- Two Double Bedrooms
- Second Floor Apartment With Lift Access
- Bathroom With Roll Top Bath & Walk In Shower Cubicle
- Close To Public Transport Links & Stones Throw To The Beach
- Internal Balcony & Stunning Westerly Sea Views
- Garage & Visitor Parking
- No Ongoing Chain
- Large West Facing Lounge & Separate Modern Kitchen With Integrated Appliances
- Council Tax Band - C



robertluff.co.uk

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Luff & Co



### **Communal Entrance Hall**

Approached via the rear of the block with stairs or passenger lift to the second floor.

### **Entrance Hall**

Good sized entrance hall with useful storage cupboards, radiator, entryphone, doors to:

### **Lounge/Dining Room**

**7.26m x 4.42m (23'10" x 14'6")**

Feature wood panelling, double width double glazed window giving westerly sea views, door to:

### **Enclosed Balcony/Sun Room**

**4.17m x 1.52m (13'8" x 5')**

Undisturbed views of Brooklands and westerly sea & coastal views

### **Kitchen**

**3.10m x 3.00m (10'2" x 9'10")**

Modern fitted kitchen with integrated dishwasher & fridge freezer, stainless steel sink drainer, new oven with hob and extractor over, cupboard housing new (2025) boiler and washing machine, double glazed window offering down land views

### **Bedroom One**

**4.62m x 3.56m (15'2" x 11'8")**

West facing window with sea views

### **Bedroom Two**

**3.15m x 3.00m (10'4" x 9'10")**

East facing window with down land views

### **Bathroom**

LVT flooring, part tiled, roll top free standing bath, wash hand basin, walk in shower cubicle, heated towel rail

### **W/C**

LVT flooring, low level flush w/c

### **Outside**

### **Garage**

Garage en-bloc with up and over door

### **Parking**

This block benefits from both residents and visitor parking

### **Agent notes**

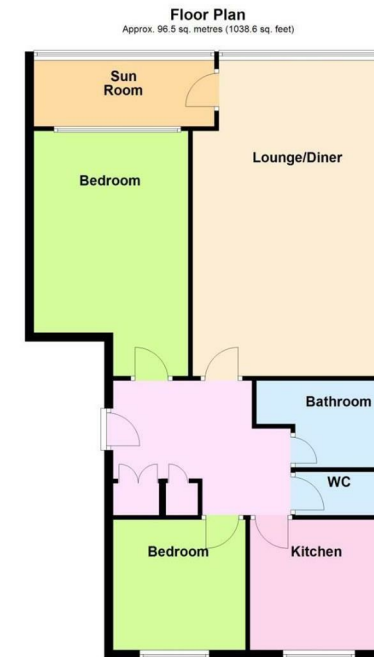
We have been informed that the property holds 140 year lease and the maintenance is currently £2,240.18

In accordance with the 1979 Estate Agents Act the sellers of this property are related to an employee of Robert Luff & Co.

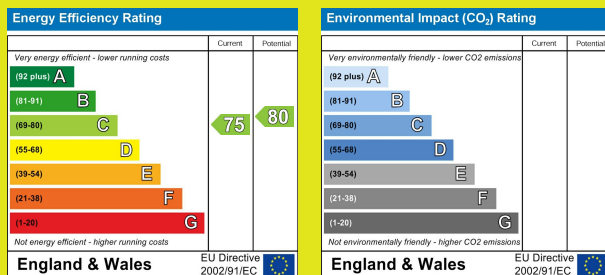




## Floor Plan Brighton Road



Total area: approx. 96.5 sq. metres (1038.6 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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