



Brighton Road, Lancing

Guide Price
£300,000
Share of Freehold

- GROUND FLOOR APARTMENT • TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- COMMUNAL HEATING & DOUBLE GLAZING
- WETROOM
- EPC: D
- FITTED KITCHEN
- SEA VIEWS
- GARAGE
- COUNCIL TAX BAND: C

GUIDE PRICE £300,000 - £325,000 Robert Luff & Co are delighted to present this immaculate and spacious TWO DOUBLE BEDROOM apartment, occupying the GROUND FLOOR of this prestigious building on LANCING SEAFRONT. The property benefits from SEA VIEWS, gas central heating, double glazing and a GARAGE. The accommodation features: Lounge/dining room with French doors leading to an outside seating area, fitted kitchen/breakfast room with integrated appliances, two generous double bedrooms, WETROOM and separate W.C. VIEWING ESSENTIAL!!

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Accommodation

Entrance Hall

Ample storage cupboards, airing cupboard with slatted shelving, radiator and door entry phone system.

Cloakroom

Low level flush WC, pedestal wash hand basin, part tiled walls, extractor fan, wall cupboard.

Bedroom One 13'10" x 11'0" (4.22 x 3.35)

Double glazed window to side aspect, Sharps fitted wardrobes, radiator and coved ceiling.

Bedroom Two 13'9" x 9'1" (4.19 x 2.77)

Double glazed window to side aspect, radiator, coved ceiling.

Wetroom

Fully tiled walls, wall mounted shower, wash hand basin with mixer tap, downlighters, heated towel rail, tiled floor.

Kitchen 13'3" x 8'0" (4.04 x 2.44)

Double glazed window. Range of fitted wall and base units, fitted work surface incorporating a one and a half bowl sink unit with mixer tap and drainer, double electric oven and gas hob with extractor hood over, space and plumbing for appliances, tiled floor, downlighters.

Lounge/Diner 25'5" x 13'3" (7.75 x 4.04)

Dual aspect with double glazed windows to front and side, double glazed patio door, feature fireplace, carpeted in lounge area and laminate flooring in dining section, radiator.

Lease & Maintenance

The property comes with a share of the freehold and maintenance fee is £3,250 per annum which includes Buildings Insurance and Heating.

Garage

En-bloc. #16. Up and over door.

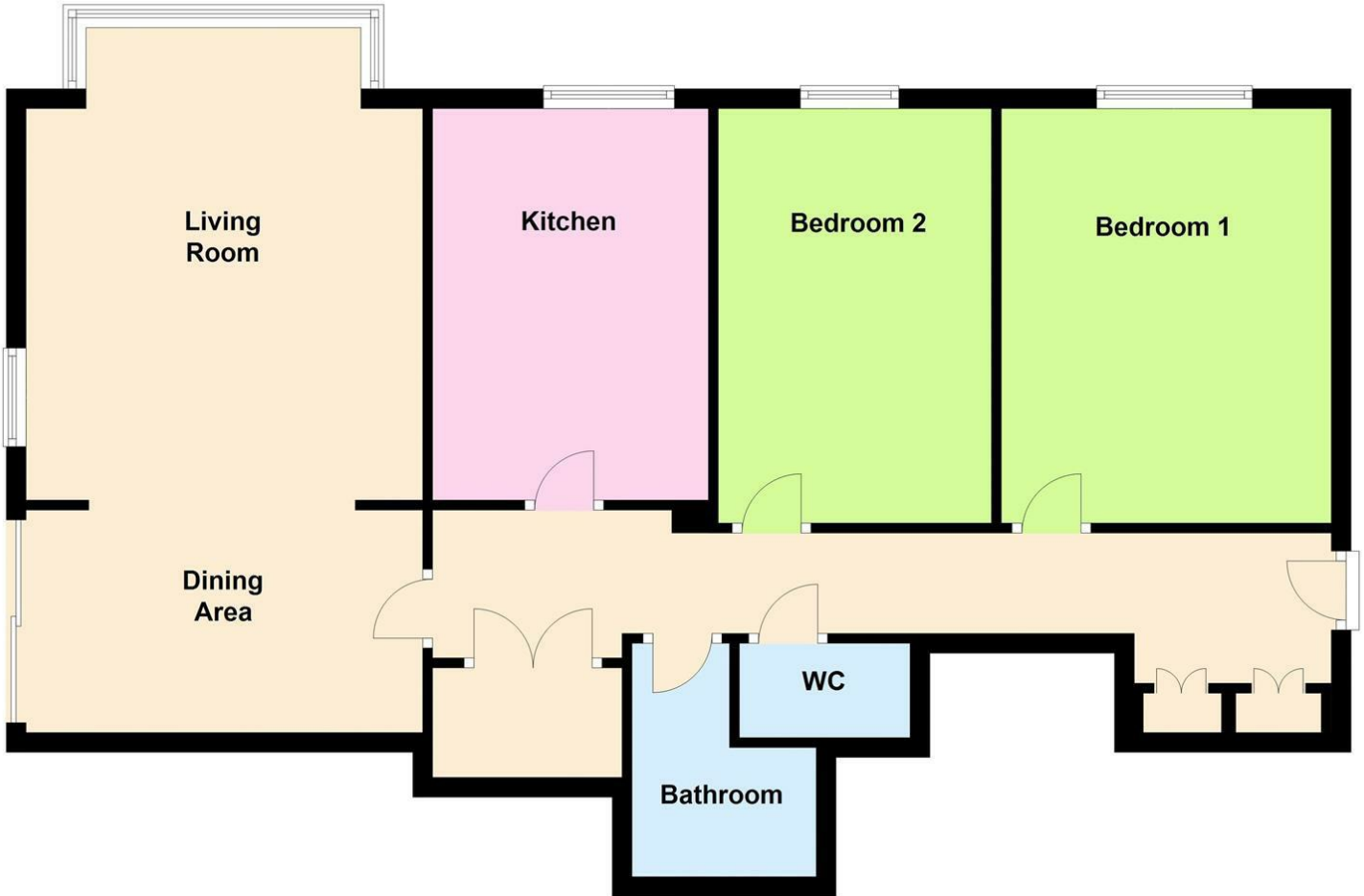


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Floor Plan



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

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

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.