Robert Luff & Co

Brighton Road, Lancing

Leasehold - £250,000

2

1

1



Description

Robert Luff & Co are delighted to welcome to the market this spacious GROUND FLOOR apartment which offers a west facing balcony, stunning sea views, and is offered for sale with NO ONGOING CHAIN. In need of modernisation.

The property has a new 150 YEAR LEASE. Located a stones throw from both Lancing beach and Brooklands Nature Reserve this property offers the ideal place for accessing local transport links to Brighton & Worthing as well as local amenities.

Internally the property offers two double bedrooms, a lounge diner, kitchen with views over Brooklands and the seafront, ample storage and family bathroom, whilst outside the property benefits from an allocated parking space, visitor parking and communal gardens.







Key Features

- Two Bedroom Ground Floor Apartment
- West Facing Balcony
- Fitted Kitchen with Sea Views
- Double Glazed
- 150 Year Lease
- Sea Views
- Allocated Parking Space
- Bathroom and Separate WC
- Gas Central Heating
- Leasehold

robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert Luff & Co



Communal Entrance
Security entrance phone system.

Entrance Hall
Communal secure entrance leading into a generous entrance hall with a storage cupboard. Radiator.

Living Room
7.01m2.13m x 5.49m1.52m (23"7 x 18"5)
double glazed windows, radiator, double glazed patio door to balcony

Sun Balcony
4.27m1.22m x 1.22m1.22m (14"4 x 4"4)
Views towards the seafront. Enlosed and double glazed.

Bedroom
5.49m1.52m x 3.35m2.44m (18"5 x 11"8)
Sea Views. Double glazed window. Radiator.

Bedroom
3.66m x 3.05m (12 x 10)

Kitchen
2.74m2.74m x 2.74m2.74m (9"9 x 9"9)
Modern fitted kitchen with a range of matching wall and base units, a four-ring gas hob, a built-in Hotpoint oven, and a radiator, featuring pleasant views towards Brooklands.

Bathroom
2.13m2.13m x 1.83m1.52m (7"7 x 6"5)
Contemporary tiled shower room equipped with a basin and toilet.

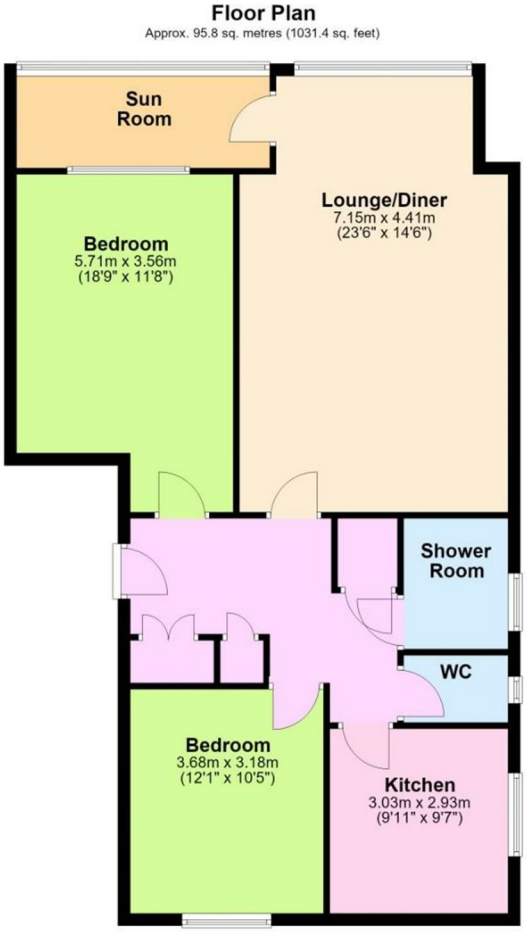
Separate WC



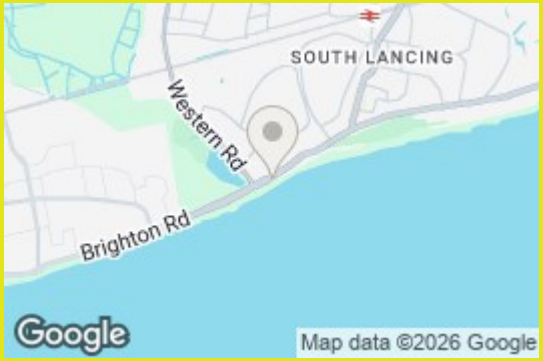


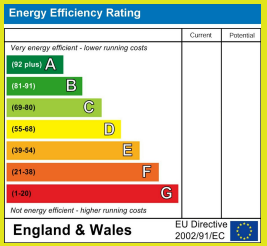


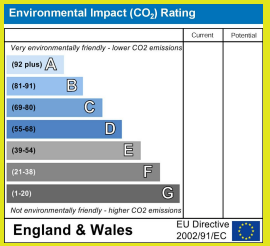
Floor Plan Brighton Road



Total area: approx. 95.8 sq. metres (1031.4 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.

robertluff.co.uk
3-7 South Street. Lancing, West Sussex, BN15 8AE
01903 331737 | lancing@robertluff.co.uk

Robert Luff & Co