



Guide Price  
£300,000  
Leasehold

## Milford Court, Brighton Road

- Stunning Coastal and Downland Views
- Two Double Bedroom Apartment
- Located On The Sixth Floor Served By A Passenger Lift
- Garage & Parking Included
- Heating & Water Costs Included In Maintenance Costs
- Long Lease With A Share Of The Freehold
- Popular Block Located Close To Local Transport Links
- No Ongoing Chain
- External Storage Located On Same Floor
- EPC Rating - D & Council Tax Band - B

Nestled in the heart of Lancing, this stunning sixth-floor flat at Milford Court offers a perfect blend of comfort and style. As you step into this charming property, you are greeted by a spacious reception room that is perfect for entertaining guests or simply relaxing after a long day. The standout feature of this property is the breathtaking views it offers. Imagine waking up to panoramic views of the coast to the east and the picturesque South Downs to the north. It truly is a sight to behold.

With two double bedrooms, this flat provides ample space for a small family or those looking for a guest room or home office. The well-appointed bathroom ensures convenience whilst the good size kitchen offers ample space for cooking and seating.

Convenience is key with this flat, as it boasts parking for two vehicles, a garage, and easy access to local transport links. For nature enthusiasts, the proximity to Brooklands Nature Reserve is a definite plus. This property is offered for sale with no ongoing chain and a share of the leasehold.

Whether you're looking to enjoy the vibrant coastal lifestyle or simply seeking a peaceful retreat with stunning views, this flat has it all. Don't miss the opportunity to make this beautifully decorated flat your new home - it's ready for you to move straight in and start enjoying all it has to offer.

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## Accommodation

### Front Door

Entry phone entrance

### Lift

Passenger lift servicing all floors

### Front Door

leading to:

### Hallway

Carpet, radiator, built in storage x 3, doors to:

### Reception Room 13'10 x 18'02 (4.22m x 5.54m)

LVT flooring, radiator, double glazed bay window with stunning views to the east, double window offering views to the north

### Kitchen 7'04 x 11'04 (2.24m x 3.45m)

Tiled floor, double glazed windows to the north, range of eye and base level cupboards with work surfaces over, space for washing machine, space for fridge freezer, integrated dishwasher, integrated oven, electric hob with extractor over, stainless steel sink drainer.

### Bedroom One 13'09 x 9'02 (4.19m x 2.79m)

Carpet, double glazed window with views to the east, built in wardrobes, radiator

### Bedroom Two 9'02 x 10'04 (2.79m x 3.15m)

Carpet, double glazed window with views to the east, radiator

### Bathroom

Tiled floor, fully tiled walls, low level flush w/c, wash hand basin, bath with shower over, heated towel rail

### Outside

### Garage

En-bloc, up and over door.

### Parking Space

residents parking in front of garage

### Storage

Located on 6th floor, secured by key lock

### Agents Notes

We have been advised that there is 984 years remaining of a 999 year lease, the leaseholder also holds a share of the freehold, the heating is included in the maintenance costs, the communal boiler has recently been replaced.

The service contribution including a reserve fund payment & ground rent is £3707.56 PA



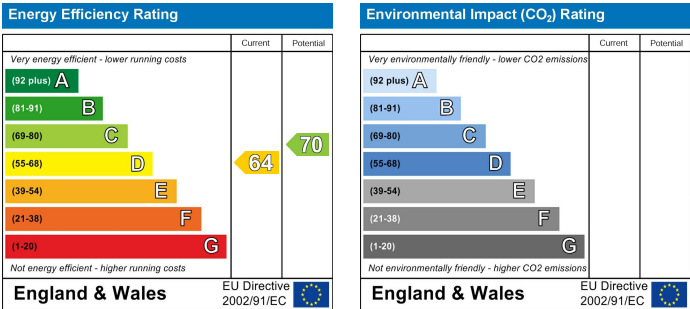
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Total area: approx. 71.3 sq. metres (766.9 sq. feet)



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