



Brighton Road, Lancing



Guide Price
£225,000
Leasehold

- Top Floor Retirement Flat - Balcony with Sea Views
- Two Double Bedrooms
- Popular Beachville Court Development
- Lounge/Dining Room
- Guest Bedroom Available For Hire
- Shower Room
- Fitted Kitchen
- No Ongoing Chain
- Onsite Manager, Communal Residents Lounge & Pull Cords In Each Room
- Easy Access To Local Transport Links Including 700 and N700 Bus

Robert Luff & Co are delighted to bring to market this very well presented TOP FLOOR (LIFT) TWO BEDROOM APARTMENT WITH DIRECT SEA VIEWS (from both bedrooms, kitchen and lounge) AND PRIVATE BALCONY. Situated in the popular BEACHVILLE COURT DEVELOPMENT with attractive communal gardens. Accommodation offers security entryphone system with lift to the second floor. The apartment has a spacious entrance hall with two large storage cupboards, a bright south facing lounge/diner with double doors to the balcony with direct sea views. Fitted kitchen with sea views, two double bedrooms with fitted wardrobes and convenient shower room. Other benefits include a communal residents lounge with regular activities and a sociable space to meet other residents, beautiful and well maintained front and rear communal gardens, residents parking and emergency pull cords in each room. The property is being sold with no ongoing chain and is available to residents over the age 60. Please call to arrange a viewing

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Accommodation

Communal Front Door

Lift to second floor

Internal hallway

Coving, large storage cupboard, further cupboard housing hot water boiler & consumer unit.

Residents Lounge/Hall

Residents communal lounge with kitchenette & managers office

Lounge/Diner (with balcony)

Electric heater, electric fire with surround, double glazed patio doors to private balcony. Direct sea views.

Kitchen

range of eye and base level cupboards with built in eye level oven and electric hob over, space for fridge freezer & washing machine, stainless steel sink drainer, Direct sea views.

Bedroom One

Electric heater, double glazed window, pull cord, built in wardrobes

Bedroom Two (Or Further Reception Room)

Electric heater, double glazed window, pull cord.

Shower Room

Walk in shower enclosure, low level flush w/c, vanity inset basin, heated towel rail, wall mounted heater

Outside

Residents Parking

As and when parking.

Balcony

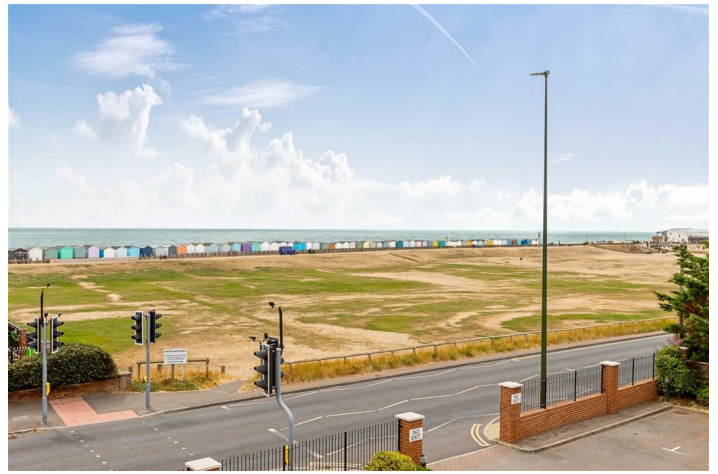
Accessed via patio door from lounge. Sea views

Communal Gardens

Beautiful and well maintained front and rear communal gardens mainly laid to lawn with seating areas, shrubs and trees

Agents Notes

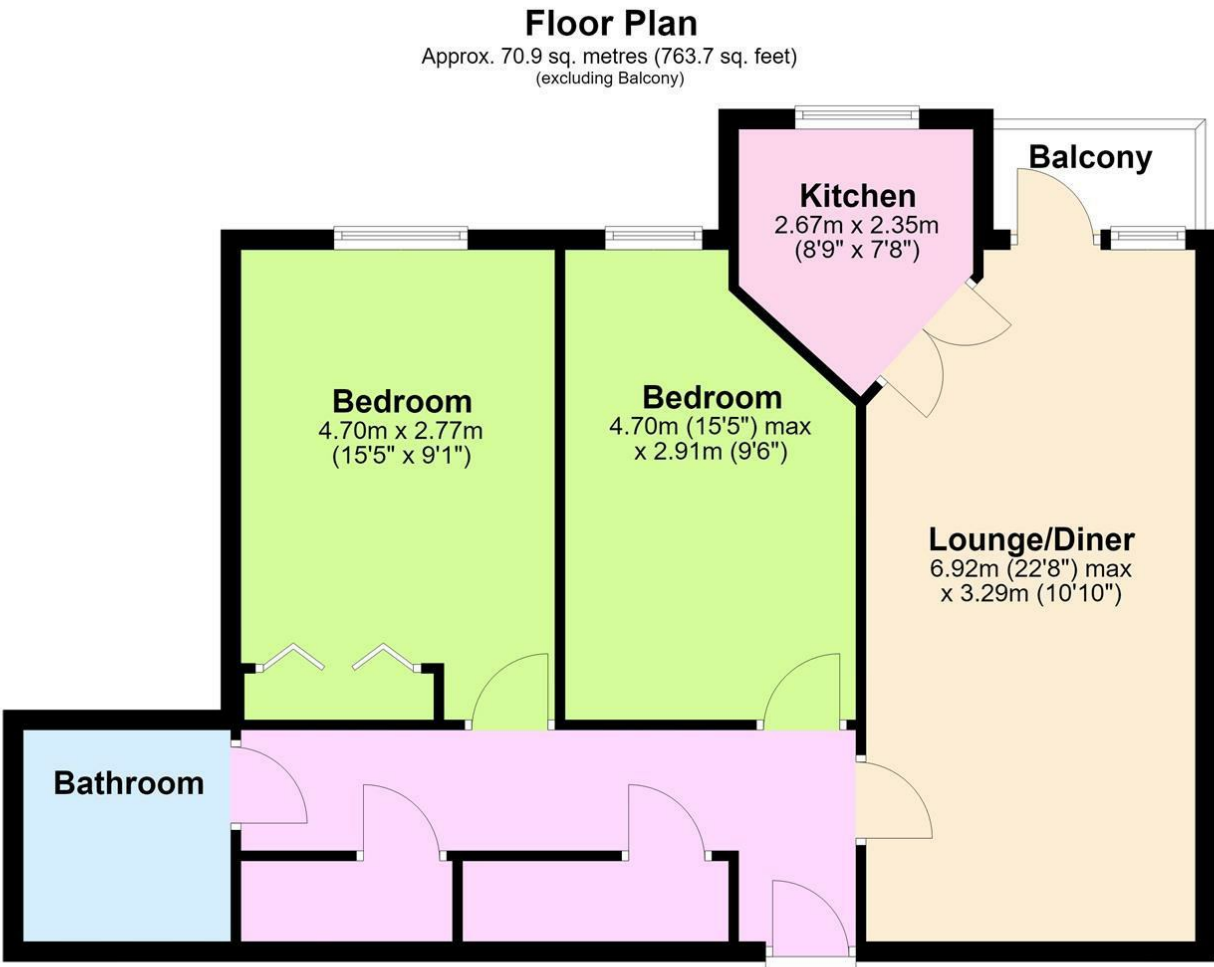
We understand that there are 101 years remaining on the lease



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Total area: approx. 70.9 sq. metres (763.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.