



2



1



1



E

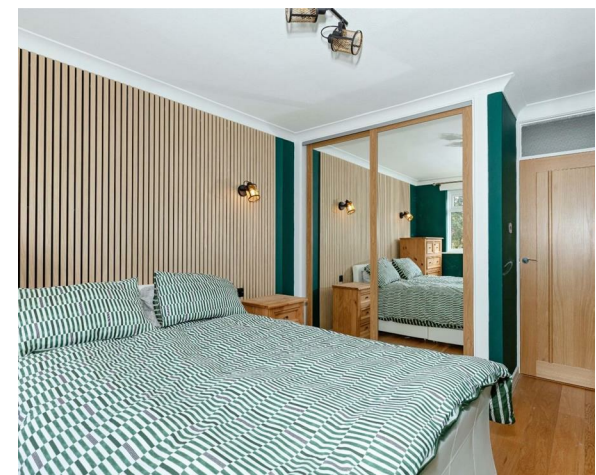


Description

Robert Luff and Co are delighted to offer for sale this beautifully presented and very spacious first (top) floor apartment: Ideally located just a few minutes' walk from Lancing village centre and mainline railway station. The generous accommodation features : Reception hall, good size lounge, fully fitted kitchen, contemporary shower room, separate WC and two south facing double bedrooms with fitted wardrobes. The property further benefits from double glazed windows a garage, a long lease of 114 years and is being sold with no ongoing chain.

Key Features

- First Floor Apartment
- Close To Lancing Village Centre
- Dual Aspect Lounge With Balcony
- Easy Access To Transport Links
- Council Tax Band - C
- Two Double Bedrooms
- Garage En-bloc & Ample On Road Parking
- Well Presented Throughout
- 114 years remaining of 125 year lease
- No Ongoing Chain



robertluff.co.uk

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

Robert
Luff & Co



Location

The property is situated in Lancing, a coastal village nestled between Worthing and Shoreham-by-Sea. Lancing village centre offers a variety of independent shops, supermarkets, cafes, pubs, and essential services including, a post office, and pharmacies. There are also local schools, medical centres, and recreational facilities, making the area suitable for both families and those seeking a quieter pace of life.

Lancing's mainline railway station offers regular services to Brighton, London Victoria, and other south coast destinations (timetables to be checked). The South Downs National Park lies just to the north, providing scenic walking and cycling routes. The nearby beachfront features a promenade, green spaces, and access to popular walking routes, including those connecting to Shoreham Beach and Widewater Lagoon.

In the agent's opinion, Bridge Close is a well-positioned road offering access to both the coast and village amenities, making it a convenient location for a wide range of buyers.

Inside

This well-presented first/top floor flat offers spacious living. Recently decorated throughout, the property features a generous dual aspect lounge/diner opening onto a private balcony. The layout includes two comfortable bedrooms, a separate bathroom and WC, and a modern well equipped kitchen.

Outside

Lovely views from the private balcony overlooking beautifully maintained communal gardens. The property also benefits from a garage en-bloc, providing secure storage or parking, with additional ample on-street parking available for residents and guests.

Lifestyle

Enjoy the best of coastal and countryside living in this move-in-ready top-floor flat in Bridge Close, Lancing. With a private balcony overlooking tranquil communal gardens, it's a peaceful retreat just minutes from the town centre, the beach, train station and the South Downs.

Agent Notes

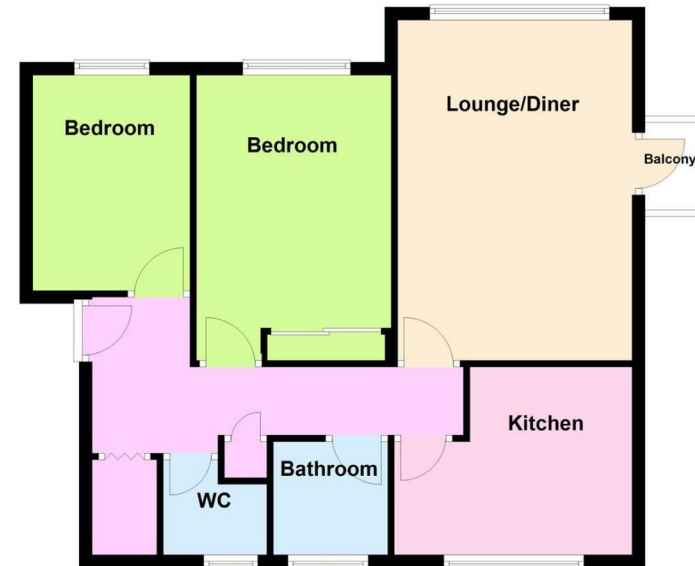
The seller has advised us that the service charge is approx. £2000 PA



Floor Plan Bridge Close

Floor Plan

Approx. 67.9 sq. metres (731.1 sq. feet)



Total area: approx. 67.9 sq. metres (731.1 sq. feet)



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			66
		47	
		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.

robertluff.co.uk

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

Robert
Luff & Co