



## Brighton Road, Lancing



Offers Over  
£200,000  
Share of Freehold

- Beautifully Presented Garden
- One Double Bedroom Flat
- Recently Fitted Kitchen
- Utility Area
- Modern Bathroom
- Well Proportioned Throughout
- Yards From Beach
- Share Of Freehold
- Council Tax Band: A
- EPC: D

LIFE'S A BEACH!!! Robert Luff & Co are delighted to welcome to the market this beautifully presented one double bedroom apartment with its own outside space, ideally LOCATED JUST YARDS FROM THE BEACH and ever popular Perch cafe/restaurant. The well proportioned accommodation comprises: Own entrance, recently fitted kitchen, generous lounge, impressive double bedroom, utility area and bathroom. Further benefits include: Parking space, electric heating, double glazing and a share of freehold. VIEWING ESSENTIAL!!

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Luff & Co  
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## Accommodation

### Approach

Approach the property from the rear, via East Street, where you will find your private parking and gate giving access to:

### Communal Garden

With steps leading to:

### Private Outside Space

Tiled floor, seating area and undercover storage ideal for bikes.

### Kitchen 11'6" x 4'8" (3.51m x 1.42m)

Double glazed window and door to side. Fitted kitchen comprising: Range of fitted wall & base level units, wood block work surfaces, stainless steel one and a half bowl sink unit with mixer tap, electric oven, hob and hood, integrated fridge & freezer, fully tiled walls.

### Living Room 16'1" x 12'10" max (4.90m x 3.91m max)

Two double glazed windows to rear, storage cupboard, radiator.

### Bedroom 18'7" x 11' (5.66m x 3.35m)

Double glazed tilt & turn window to front, radiator.

### Utility Area 5'3" x 3'7" (1.60m x 1.09m)

Space and plumbing for washing machine and tumble dryer, cupboard housing hot water cylinder.

### Bathroom

Double glazed window to front. Fitted suite comprising: Panel enclosed bath with mixer tap and shower attachment, close coupled WC, vanity unit with inset wash hand basin, tiled floor, ladder radiator.

### Tenure, Lease & Maintenance

Share Of Freehold

Lease: Approx. 965 years

Maintenance Contribution: £50 per month




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Floor Plan



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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.