Robert Luff & Co

Brighton Road, Lancing

Leasehold - £100,000

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Description

Robert Luff & Co are delighted to present this well maintained one double bedroom retirement flat located on the first floor of this popular McCarthy & Stone development, enviably located opposite Beach Green on Lancing seafront. The development benefits from a residents lounge, offering various social events, attractive gardens, a passenger lift and emergency 24 hour assistance. The generous accommodation comprises: Entrance hall with large storage cupboard, living room with feature fireplace, fitted kitchen, double bedroom with built in wardrobe and shower room/WC. Viewing Essential - NO ONWARD CHAIN!!







Key Features

- First Floor Retirement Flat
- Well Presented Throughout
- Double Bedroom With Fitted Wardrobe
- Good Size Lounge/Diner
- Separate Kitchen
- Modern Shower Room
- Residents Lounge, 24 Hour Emergency Care
- Passenger Lift
- EPC: B
- Council Tax Band: B

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Communal Entrance
Secure entrance into:

Residents Lounge
Offering social space and various events. Kitchen area & managers office.

Passenger Lift
Access to all floors.

Personal Front Door
To:

Entrance Hall
Coving, door entry phone system & emergency call button, walk in cupboard housing hot water boiler, fuse box & shelving.

Lounge/Diner
6.81m x 3.15m (22'4" x 10'4")
Coving, double glazed window to rear overlooking communal gardens, feature fireplace surround. Night storage heater.

Kitchen
2.46m max x 2.29m (8'1" max x 7'6")
Coving, double glazed window to rear. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer sink unit, electric oven, hob and extractor hood, space & plumbing for washing machine, space for fridge, tiled splash-backs. Space for fridge freezer.

Bedroom
4.95m x 2.82m (16'3" x 9'3")
Coving, double glazed window to rear, built in wardrobe with mirrored doors, night storage heater.

Shower Room
Coving, fully tiled walls. Shower enclosure with wall mounted shower, vanity unit with inset wash hand basin, close coupled WC, heated towel rail.

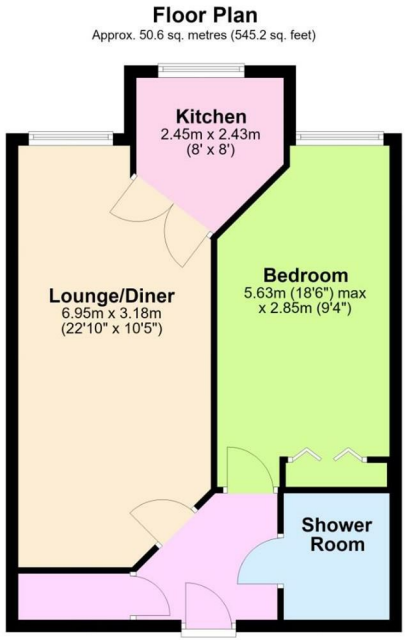
Outside

Communal Gardens
Well maintained with seating area.

Parking
On a first come, first served basis.



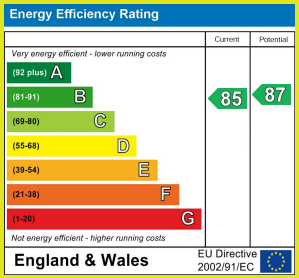
Floor Plan Brighton Road

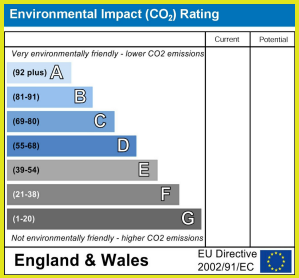


Total area: approx. 50.6 sq. metres (545.2 sq. feet)









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.

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