



Price
£125,000
Leasehold

Beachville Court, Brighton

- First Floor Apartment
- Lift Access
- Opposite Lancing Beach
- Communal Lounge & Gardens
- Residents Parking
- 104 Years Remaining On Lease
- Close To Local Transport Links
- EPC -
- Council Tax Band - B
- Tenure - Leasehold

We are delighted to bring to market this well presented RETIREMENT APARTMENT situated on the first floor of the popular BEACHVILLE COURT DEVELOPMENT benefitting from lift access and emergency pull cord system in each room. Accommodation offers a spacious lounge/diner, fitted kitchen, double bedroom with fitted wardrobes and bathroom. Other benefits include a communal lounge, gardens and residents parking.

T: 01903 331737 E: lancing@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff
& Co**
Sales | Lettings | Commercial



Accommodation

Communal Lounge To Communal Hallway

Lift & Staircase To:

First Floor Hallway

Front Door To:

Hallway

Lounge 21'8 x 10'8 (6.60m x 3.25m)

Kitchen 7'9 x 7'9 (2.36m x 2.36m)

Bedroom 17'9 x 9'2 (5.41m x 2.79m)

Bathroom 6'9 x 5'6 (2.06m x 1.68m)

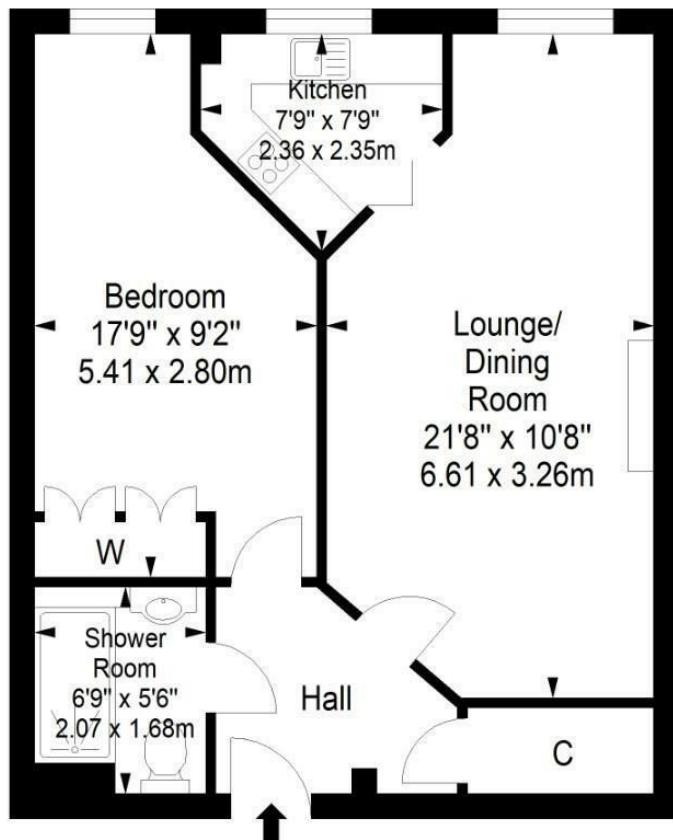
Outside

Communal Gardens

Residents Parking



First Floor



Approximate gross internal floor area 46.4 sq m/ 499.5 sq ft

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(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		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		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.