Robert Luff & Co

Brighton Road, Lancing

Leasehold - Guide Price £300,000

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Description

GUIDE PRICE £300,000 - £325,000 Robert Luff & Co are delighted to present this spacious third (top) floor flat located in the "Turret" of this prestigious seafront development. The property, which benefits from stunning sea and coastal views, comprises: Entrance hall with ample storage and loft access, living room with breathtaking views and West facing balcony, kitchen, primary bedroom with built in wardrobes and contemporary en-suite shower room, further bedroom and bathroom. The property further benefits from a passenger lift, gas central heating, double glazing, a private garage and long lease. VIEWING ESSENTIAL!!

Key Features

- Top Floor Seafront Apartment With Passenger Lift Access
- Stunning Sea & Coastal Views
- Two Double Bedrooms
- Two Shower Rooms - En-Suite To Primary Bedroom
- South/West Balcony
- Private Garage
- Long Lease
- No Onward Chain
- EPC: C
- Council Tax Band: D

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

Location
Situated on the seafront along Brighton Road, Marlin Court enjoys a prime coastal position directly opposite Lancing Beach and next to Beach Green allowing it to offer exceptional views. Lancing village centre is within easy reach, offering a range of shops, cafés and local amenities, while Lancing railway station provides convenient links along the coast and to London. The nearby South Downs National Park and Widewater Lagoon offer excellent opportunities for walking and outdoor pursuits.

Property
A well-presented two double bedroom apartment situated in a sought-after seafront development, offering exceptional views across the sea. The property benefits from a spacious lounge/diner with access to a west-facing balcony, providing the perfect spot to enjoy afternoon sun and stunning coastal sunsets.

The accommodation comprises two generous double bedrooms, including a principal bedroom with en-suite, alongside a separate family bathroom. Additional features include lift access within the building and the advantage of a private garage, offering secure parking or useful storage.

This attractive apartment combines comfortable living space with superb sea views, making it an ideal coastal home or seaside retreat.

Lifestyle
Enjoy a relaxed coastal lifestyle with the beach and promenade directly opposite, perfect for morning walks and fresh sea air. Nearby Lancing village offers a range of cafés, Bakkus wine bar, local pubs, shops, and everyday amenities, while the surrounding coastline and South Downs provide excellent opportunities for outdoor leisure and exploration.

Communal Entrance Hall
Stairs & passenger lift to top floor.

Personal Front Door
To:

Entrance Hall

Living Room
5.36m x 4.57m (17'7" x 15')

Balcony
With stunning Westerly views

Kitchen
2.44m x 2.08m (8' x 6'10")

Bedroom One
5.49m x 2.62m (18' x 8'7")

En-Suite Shower Room

Bedroom Two
3.00m x 2.36m (9'10" x 7'9")

Modern Shower Room

Private Garage
Up & Over door.

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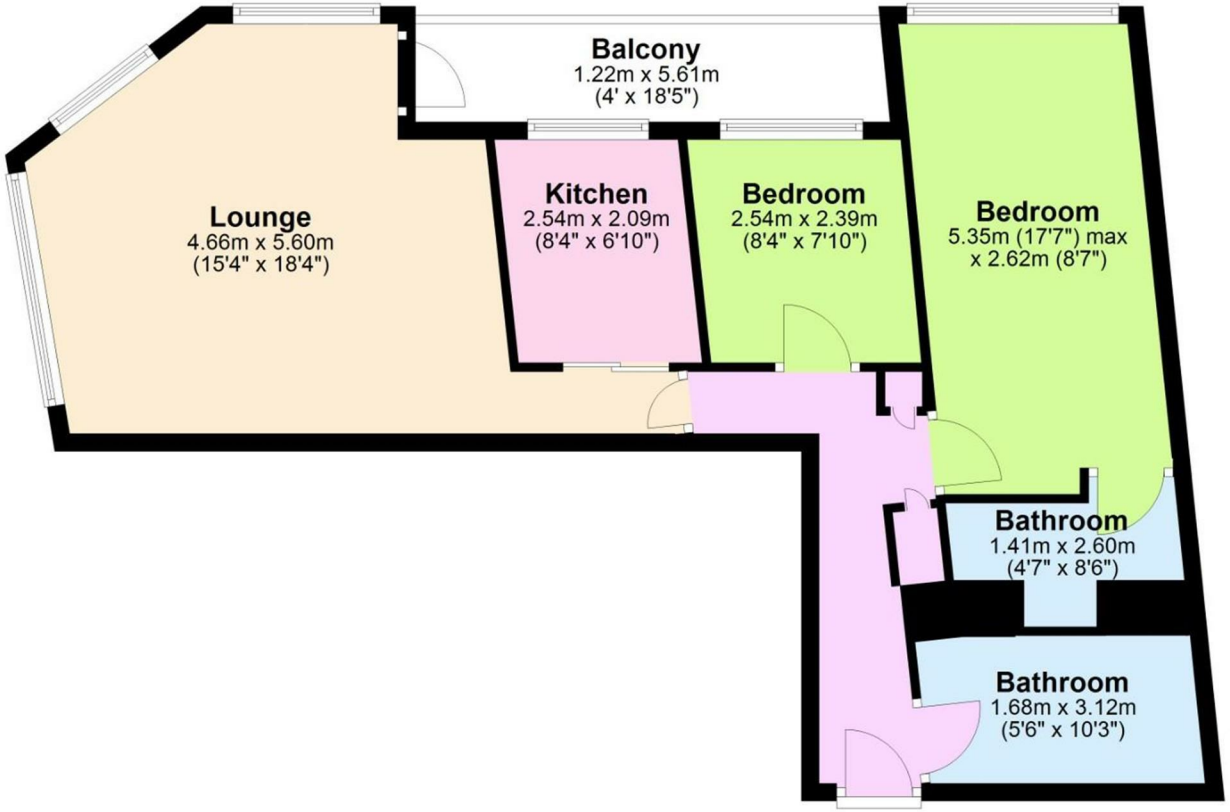
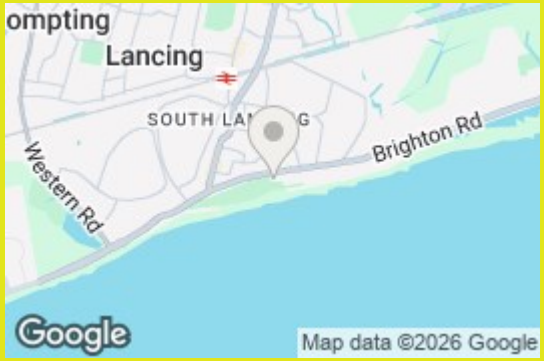
Floor Plan Brighton Road

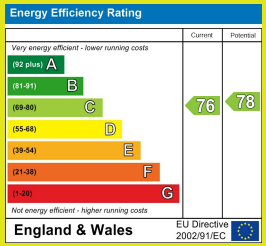
Ground Floor

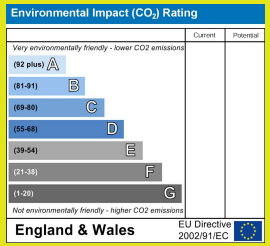
Approx. 66.2 sq. metres (712.5 sq. feet)



Total area: approx. 66.2 sq. metres (712.5 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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