



## Brighton Road, Lancing

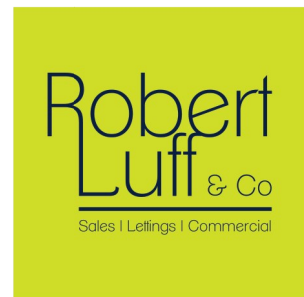


Offers In Excess Of  
**£325,000**  
Leasehold

- Second Floor Apartment
- Further Double Bedroom
- Stunning Views
- Lift Access
- EPC: TBC
- Master Bedroom With En-Suite
- Garage
- West Facing Balcony
- Newly Fitted Carpets (January 2022)
- No Onward Chain

Robert Luff & Co are delighted to present this spacious, TWO DOUBLE BEDROOM second floor apartment WITH GARAGE, forming part of this PRESTIGIOUS BUILDING ON LANCING SEAFRONT. Arguably one of the finest apartments in Marlin Court, this property boasts a TRIPLE ASPECT LIVING ROOM offering FANTASTIC VIEWS OVER THE ENGLISH CHANNEL, BEACH GREEN TO WORTHING IN THE WEST, fitted kitchen, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, further double bedroom and family bathroom. Benefits include a LARGE, WEST FACING BALCONY/TERRACE, gas central heating, double glazing and NO ONWARD CHAIN.

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## Accommodation

### Communal Entrance Hall

Passenger lift and stairs to all floors.

### Flat Entrance Hall

Direct entry phone system, radiator and storage cupboard.

### Bathroom

Panel enclosed bath with shower attachment and mixer tap, low level flush WC, pedestal wash hand basin, fully tiled and radiator.

### Lounge 16'3 x 13'8 (4.95m x 4.17m)

Double glazed windows to front and side aspect with stunning sea and coastal views, radiator, door leading to balcony.

### Balcony

Westerly aspect providing stunning sea, coastal and down-land views

### Kitchen 8'6 x 7'0 (2.59m x 2.13m)

Range of fitted wall and base units with work surface incorporating a stainless steel sink unit with mixer tap and drainer, electric oven, gas hob with extractor hood over, space and plumbing for appliances, double glazed window to side aspect, wall mounted combination boiler.

### Bedroom Two 10'1 x 7'10 (3.07m x 2.39m)

Double glazed window to side aspect and radiator.

### Bedroom One 18'0 x 8'9 (5.49m x 2.67m)

Double glazed window, radiator, fitted wardrobe and coved ceiling.

### En-Suite

Walk in shower enclosure, low level flush WC and wash hand basin.

### Garage

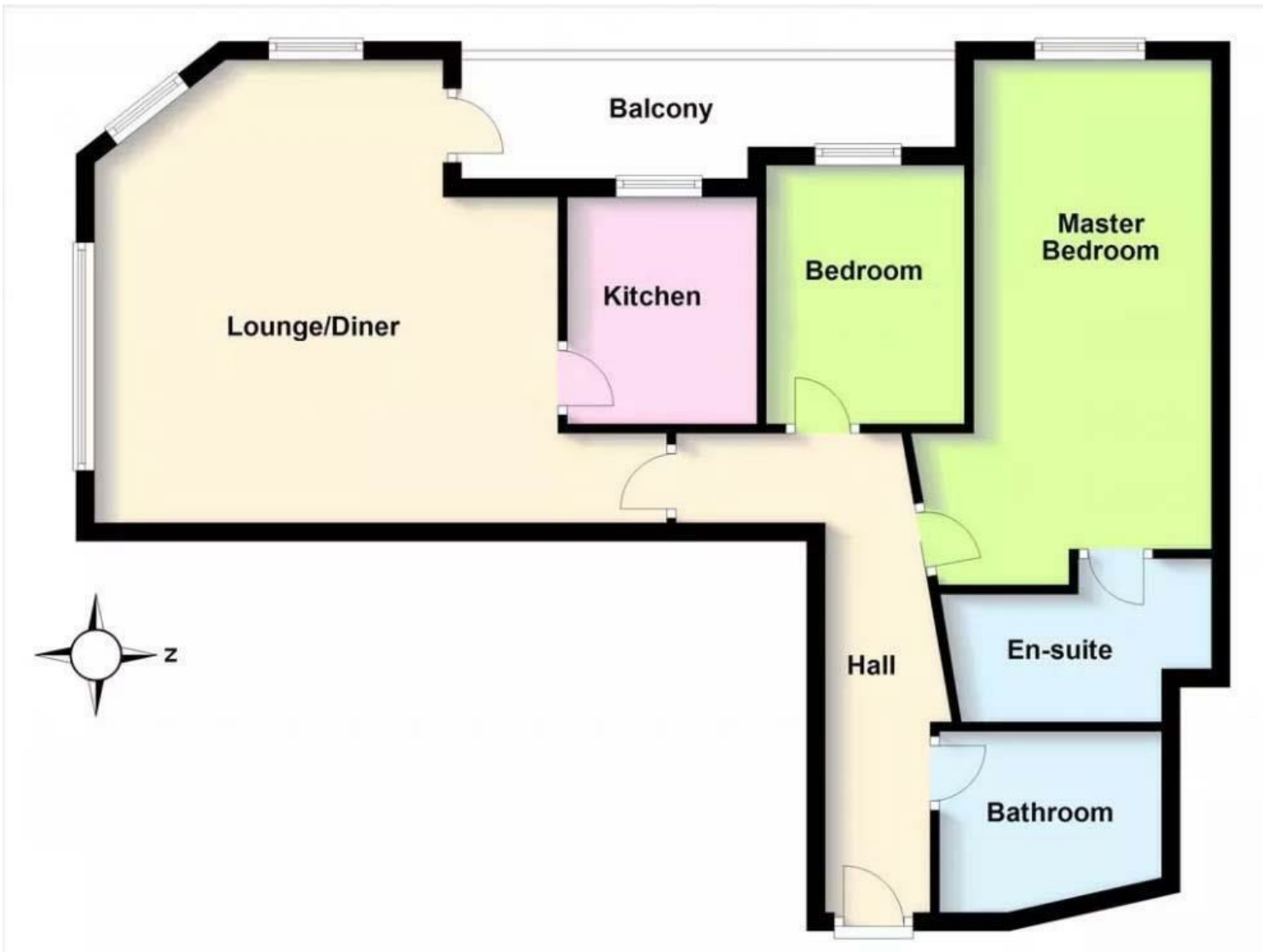
Up and over door, power and light.

### Lease & Outgoings

Remainder of 999 Year Lease  
Maintenance: £1,147 per half year  
Ground Rent: £100



# Floorplan



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.

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