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Description

Robert Luff & Co are delighted to welcome to the market this fantastic first floor SEAFRONT APARTMENT which offers a south facing balcony and stunning sea views and is offered for sale with NO ONGOING CHAIN.

Located a stones throw from both Lancing beach and Brooklands Nature Reserve this property offers the ideal place for accessing local transport links to Brighton & Worthing as well as local amenities.

Internally the property offers two double bedrooms, a lounge diner, kitchen with countryside views, ample storage and family bathroom whilst outside the property benefits from a garage, visitor parking and communal gardens.

Key Features

- First Floor Apartment With South Facing Balcony Offering Direct Sea Views
- Garage & Visitor Parking
- Stones Throw From Lancing Beach
- Good Size Lounge Dining Room
- No Ongoing Chain
- Two Double Bedrooms
- Close To Local Transport Links & Amenities
- Ample Storage
- Council Tax Band - B
- 148 Year Lease



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Robert
Luff & Co



Communal Door
entry system leading to:

Communal Entrance Hall
Stairs to:

First Floor

Front Door
leading to

Entrance Hall
Three storage cupboards, doors to:

Living Room
Wood laminate flooring, double glazed windows, radiator, double glazed patio door to balcony

Bedroom One
Carpet, radiator, wood shutter blinds, double glazed window

Bedroom Two
Carpet, radiator, double glazed window

Kitchen
Tiled floor, range of eye and base level cupboards with work surfaces over, stainless steel sink drainer, oven with hob over and extractor, space for fridge and freezer, space for washing machine, double glazed window

Outside

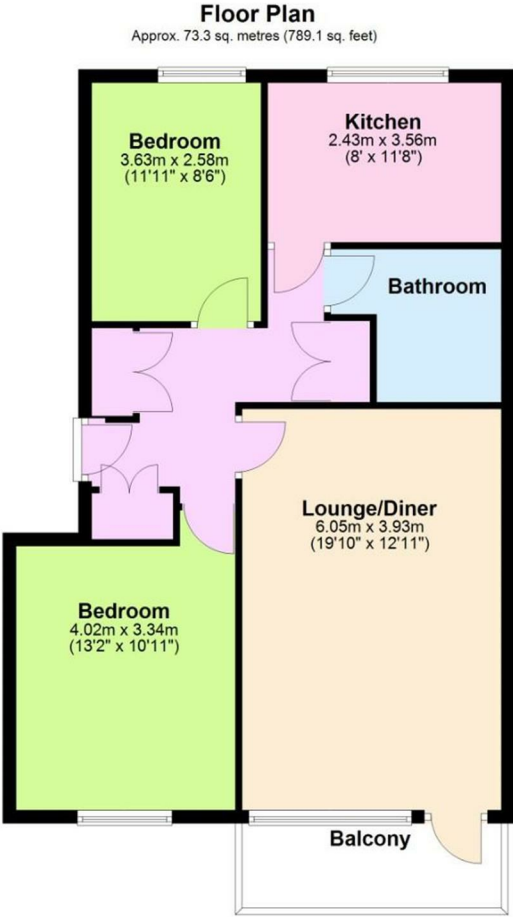
Balcony
South facing balcony, tiled floor, sea views.

Garage
up and over door

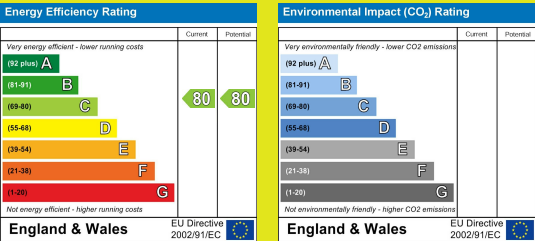
Visitor Parking
Permit for visitor parking in communal car park

Agent Notes
We have been advised that the seller pays £1439.32 PA for maintenance and £1 PA for ground rent. The lease length is currently 148 years

Floor Plan Brighton Road



Total area: approx. 73.3 sq. metres (789.1 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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