



## Brighton Road, Lancing



Open To Offers  
£230,000  
Leasehold

- Luxury Holiday Home
- Superb Kitchen & Bathroom
- Utility Room
- Three Bedrooms
- En-Suite To Master
- Off Street Parking
- Wrap Around Sun Deck
- Moments from the Beach

\*\*\*BEACH DREAMS\*\*\* Robert Luff & Co are delighted to bring to market this stunning, contemporary HOLIDAY HOME, located on the popular Beach Park, just YARDS FROM LANCING BEACH. The property, which is subject to 8 months occupancy, plus 30 days maintenance, features spacious, open plan living with vaulted ceiling, luxury kitchen with QUARTZ WORK SURFACES and integrated appliances, separate utility room, master bedroom with en-suite shower room, two further bedrooms, stunning bathroom with roll top bath and his & hers vanity wash hand basins, beautiful wrap-around deck and off street parking. VIEWING ESSENTIAL!!!

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
Sales | Lettings | Commercial



## Accommodation

### Entrance

Double glazed door to side opening into:

### Lounge/Diner 30'6" x 21'3" (9.30 x 6.50)

Triple aspect double glazing to front, rear and side, vaulted ceiling with downlighters, feature electric fireplace, two column radiators.

### Kitchen 14'0" x 10'5" (4.29 x 3.18)

Vaulted ceiling, double glazed window, range of fitted white high gloss wall & base level units, quartz work surfaces, butler sink with mixer tap, range cooker, "Smeg" American style fridge/freezer, integrated dishwasher, fully tiled walls, downlighters.

### Utility Room 7'4" x 6'0" (2.24 x 1.83)

Double glazed window to side, granite worksurfaces, butler sink, appliances, combination boiler.

### Inner Hall

Firing cupboard, downlighters.

### Master Bedroom 17'1" x 14'11" (5.23 x 4.57)

Double glazed windows to side, roof window, fitted wardrobes with matching dressing table and drawers, column radiator.

### En-suite

Double glazed window to side, dwarf bath with shower over, vanity unit with over counter wash hand basin, fully tiled walls, ladder radiator.

### Bedroom Two 12'7" x 8'5" (3.86 x 2.59)

Double glazed doors to side, fitted wardrobe.

### Bedroom Three 10'5" x 9'1" (3.18 x 2.79)

Double glazed windows to side, wardrobes, column radiator.

### Luxury Bathroom

Double glazed window to side, his & hers vanity wash hand basins with waterfall mixer taps and storage under, roll top bath with waterfall tap, low flush WC, fully tiled walls, column radiator and heated towel rail.

## OUTSIDE

### Wrap Around Deck

Decking with glass balustrade.

### Garden

Pebbles, shrubs and pathway.

### Parking

For two vehicles.

### Outgoings

Pitch Fees: £2,550+VAT Per annum. Including water and sewage.

Lease expires 30/9/2079



3-7 South Street, Lancing, West Sussex, BN15 8AE

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

www.robertluff.co.uk

# Floorplan

---



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.