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## Description

Robert Luff & Co are delighted to present this CHAIN FREE purpose built flat WITH PASSENGER LIFT, enviably located on Lancing seafront and benefitting from DIRECT SEA VIEWS from all principal rooms. The Perch cafe/restaurant is within moments and Lancing village centre along with mainline station are just a just a short walk away. The generous accommodation briefly comprises: Communal entrance hall, lift & stairs to second floor, personal front door, entrance hall with ample storage. living room with access to private balcony with stunning views, fitted kitchen, primary bedroom with en-suite shower room, further bedroom and family bathroom. Benefits include gas central heating, double glazing and residents parking. VIEWING ESSENTIAL!!



## Key Features

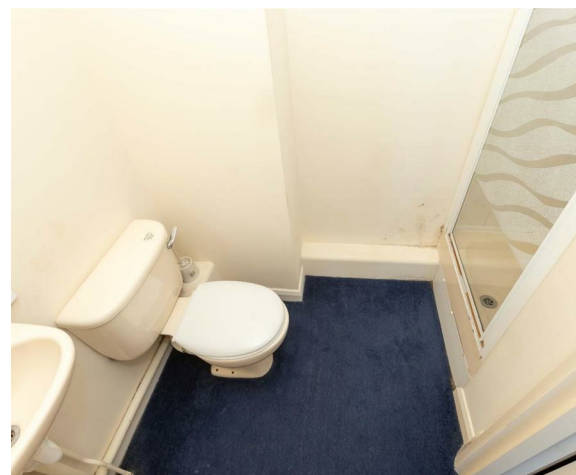
- Purpose Built Flat
- Two Bedrooms
- Family Bathroom
- Stunning Views
- EPC: B
- Located On Lancing Beach
- En-Suite To Master
- Fitted Kitchen
- Private Balcony
- Council Tax Band: D



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### Communal Entrance Hall

Lift & stairs to all floors.

### Second Floor Landing

### Personal Front Door

To:

### Entrance Hall

Two storage cupboards, radiator.

### Lounge

**5.61m x 3.23m (18'5" x 10'7")**

Double glazed window with stunning sea & coastal views, coving, two radiators, double glazed door onto:

### South Facing Open Balcony

Offering stunning sea & coastal views.

### Kitchen

**4.04m x 1.65m (13'3" x 5'5")**

Double glazed window with stunning sea & coastal views. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating single drainer sink unit with mixer tap, electric oven, gas hob & extractor hood over, integrated dishwasher, space & plumbing for washing machine, wall mounted combination boiler, radiator.

### Bedroom One

**5.11m x 2.59m (16'9" x 8'6")**

Double glazed window with stunning sea views, coving, wardrobe housing fuse box, radiator.

### En-Suite

Suite comprising: Shower enclosure, close coupled WC, wash hand basin, extractor fan.

### Bedroom Two

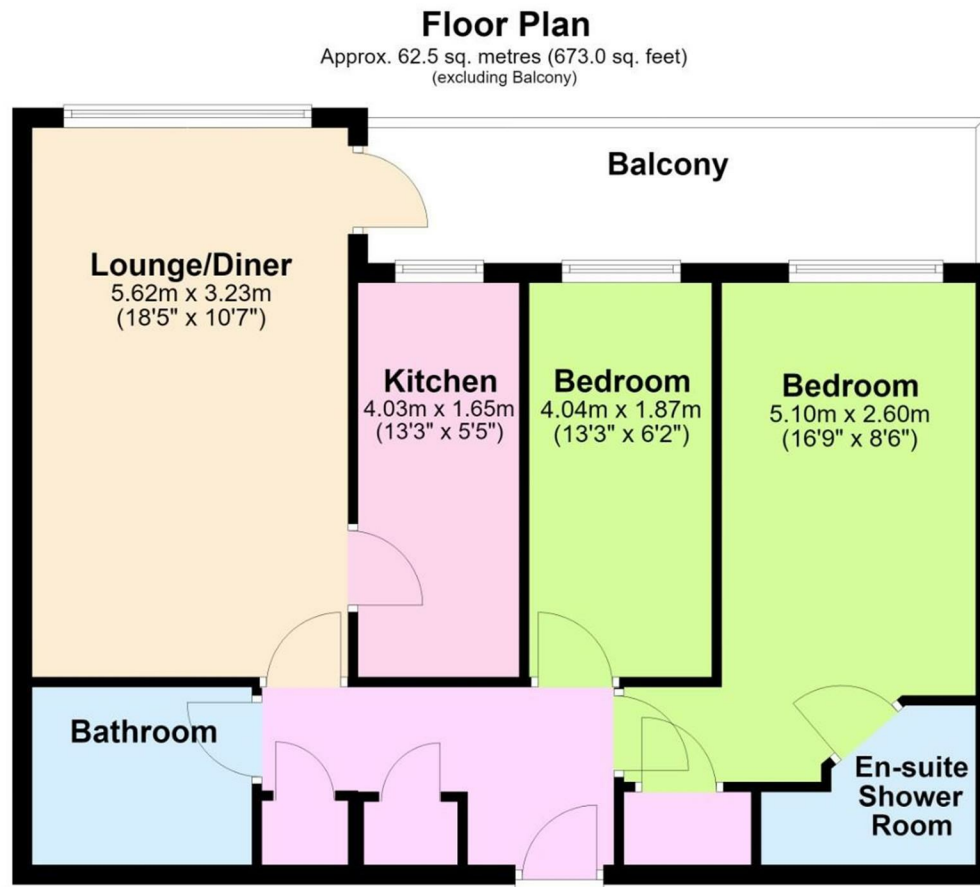
**4.04m x 1.88m (13'3" x 6'2")**

Double glazed windows with stunning views, coving, radiator.

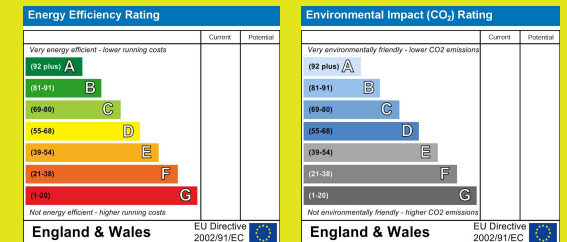
### Bathroom

Fitted suite comprising: Panel enclosed bath with hand grips & mixer tap with shower attachment, close coupled WC, pedestal wash hand basin, part tiled walls, radiator.

## Floor Plan Brighton Road



Total area: approx. 62.5 sq. metres (673.0 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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