



Brighton Road, Lancing



Per Month
£1,195 Per Month

- Two Bedroom Apartment
- Beautiful Seaview From Apartment
- Second Floor
- Two Double Bedrooms
- Residents Parking
- Council Tax - B
- EPC Rating - TBC
- Available April 2025
- Stock photos

Robert Luff & Co proudly presents this exceptional two-bedroom haven boasting breathtaking Seaviews. Nestled adjacent to the enchanting Brooklands Nature Park, this well-positioned apartment offers a perfect blend of tranquility and coastal allure, experience seaside living

Available February 2024.

Stock photos currently been used, please call to book your accompanied viewing.

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Front Door
to:

Communal hallway
Stairs leading to second floor

Front Door
leading to:

Hallway
doors leading to:

Bedroom One 15'4 x 10'11 (4.67m x 3.33m)

Bedroom Two 10'2 x 10'10 (3.10m x 3.30m)

Lounge 21'7 x 12'5 (6.58m x 3.78m)

Kitchen 12'6 x 7'1 (3.81m x 2.16m)

Shower Room

W/C

Outside

Residents Parking

Communal Gardens

Well kept with mature borders and benches



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan

Approx. 75.3 sq. metres (810.2 sq. feet)



Total area: approx. 75.3 sq. metres (810.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		46	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
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.