



## Freshbrook Road, Lancing

Offers In The Region Of  
**£99,000**  
 Leasehold

- Well Maintained First Floor Retirement Apartment
- Beautifully Maintained Communal Gardens
- Guest Suite Available To Stay In For Interested Parties
- uPVC Double & Triple Glazing
- No Ongoing Chain & Vacant Possession
- 155 YEAR LEASE!! Peppercorn rent
- Emergency Pull Cords
- Allocated Parking
- South Lancing Location
- EPC: C

**\*\*Reduced for quick sale\*\*** Robert Luff & Co are delighted to present this first floor RETIREMENT FLAT, benefiting from a NEW LONG LEASE and well equipped with an emergency call system and an onsite warden. This flat is located on the western side of the development and enjoys views to the front and over the well maintained communal gardens too. The property has an open plan living/dining room with an opening through to the kitchen. The DOUBLE BEDROOM benefits from a built in mirrored fronted wardrobe and a south facing window attracting the warmth and light from the sun. The shower room benefits from a double width shower cubicle. Externally the property offers OFF ROAD PARKING and communal gardens. You can feel safe with a security entry phone system and a range of communal facilities and a low level w/c. An internal viewing is highly recommended.

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**Robert  
 Luff & Co**  
 Sales | Lettings | Commercial



## Accommodation

### Hallway

Electric storage heater, storage cupboards and the communication hub

### Bathroom 6'0 x 7'1 (1.83m x 2.16m)

Shower cubicle, w/c, hand basin, extractor fan, vinyl flooring, eye level storage and tiled walls

### Bedroom 9'11 x 10'05 (3.02m x 3.18m)

South facing window, shutters, alarm string, built-in wardrobe, television and phone plug-in points and carpet flooring

### Living room 10'03 x 16'09 (3.12m x 5.11m)

South facing window, electric storage heater, alarm string, shutters, opening to kitchen, television and phone plug-in points and carpet flooring

### Kitchen 7'01 x 7'11 (2.16m x 2.41m)

North facing window, eye level storage, lower storage, shelving, stainless steel sink, electric hob, extractor fan, oven, vinyl flooring and tiled walls

### Lease and maintenance

Lease: 155 Years

Maintenance TBC

Ground rent - peppercorn



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

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## Floor Plan

Approx. 47.9 sq. metres (515.2 sq. feet)



Total area: approx. 47.9 sq. metres (515.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very 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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.