



Brighton Road, Lancing



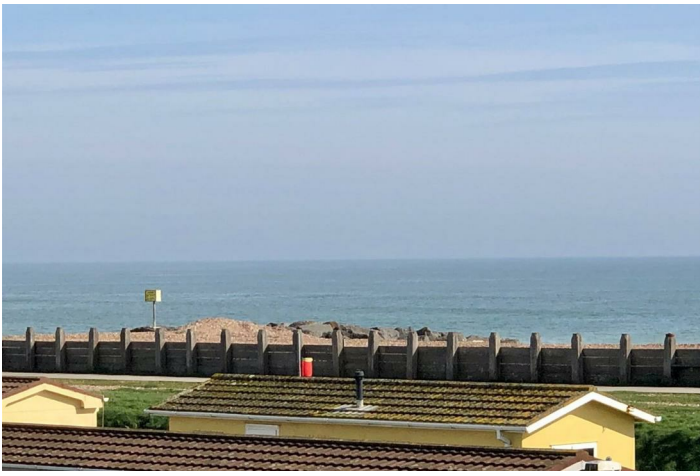
Asking Price
£200,000
Leasehold

- Top Floor Flat
- Lounge With South Facing Balcony
- Double Glazing
- Garage
- EPC: C
- One Double Bedroom
- Stunning Sea & Coastal Views
- Upgraded Electric Heating
- No Chain
- Council Tax Band: B

** Guide price £200,000 - £210,000 ** Robert Luff & Co are delighted to present this spacious, one double bedroom purpose built flat, IDEALLY LOCATED ON LANCING SEAFRONT. Lancing village centre and mainline railway station are within easy walking distance and ACCESS TO THE BEACH IS JUST A FEW HUNDRED YARDS AWAY. The accommodation comprises: Entrance hall, living room opening onto SOUTH FACING BALCONY WITH STUNNING SEA AND COASTAL VIEWS, kitchen, double bedroom and CONTEMPORARY BATHROOM. Further benefits include: Recent consumer units, upgraded heating and a GARAGE and visitor/communal garage. Viewing Essential - NO CHAIN!!

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Accommodation

Communal Entrance Hall

Stairs to top floor landing.

Personal Front Door

Opening onto:

Entrance Hall

Loft access, door entryphone system, modern electric smart heater, cupboard housing pressurised hot water cylinder, further cupboard housing consumer units.

Lounge 19'4" x 9'10" (5.89m x 3.00m)

Double glazed window to side, double glazed patio door leading onto balcony with stunning sea and coastal views, modern electric smart heater.

Kitchen 16' x 6'2" (4.88m x 1.88m)

Double glazed window to rear with stunning views. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, electric cooker point, tiled splash-backs, space & plumbing for washing machine.

Bedroom 13'3" x 10'9" (4.04m x 3.28m)

Double glazed windows to front & side, modern electric smart heater.

Bathroom

Fitted suite comprising: Panel enclosed bath with hand grips and mixer taps with power shower over and dual shower attachments, close coupled WC, vanity unit with wash hand basin and cupboard over, heated towel rail, double glazed window to side.

Garage

Up & over door.

Lease & Outgoings

Lease: 85 years remaining

Maintenance: £681.05 per half year

Ground Rent: £250 per year



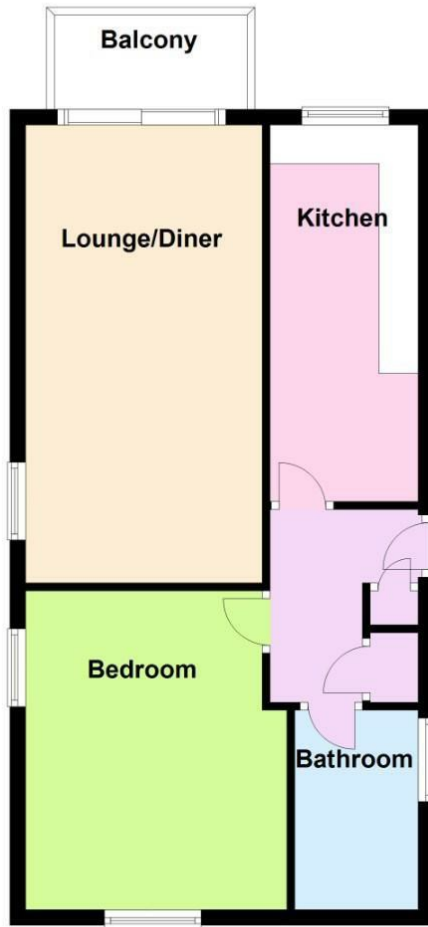
3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floor Plan

Approx. 50.7 sq. metres (545.9 sq. feet)



Total area: approx. 50.7 sq. metres (545.9 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 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.