



## Freshbrook Road, Lancing

Price  
**£94,000**  
 Leasehold

- First Floor Retirement Flat
- Residents' Lounge, Laundry and Guest Suite
- Close To Transport Links And Shops
- Onsite Manager & 24 Hour Call Service Available
- Car Parking
- Accessible Via Lift And Stairs
- Located In Lancing Village Close To Dr Surgery & Post Office
- Well Maintained Communal Garden
- Service Charge approx £3300  
Ground Rent approx £75
- Overs 60's Only Development

Freshbrook Court is an over 60's development in the heart of Lancing Village located close to an array of local shops, post office and health facilities as well as transport links. The apartment is situated on the first floor of the building which is accessible via a lift and also benefits from the use of the communal facilities including a guest suite, day lounge and laundry room as well as well manicured gardens. There is resident car parking available operating under a permit scheme, as well as a buggy store with charging for mobility scooters. It is a condition of purchase that residents be over the age of 60 years.

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**Robert  
 Luff & Co**  
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## Accommodation

### Communal Entrance Hall

Stairs and lift to:

### First Floor

### Front Door

### Hallway

Doors to:

### Lounge

Opening to:

### Kitchen

Fitted kitchen with space for appliances

### Bedroom

Built in wardrobe

### Bathroom

Bath with shower over, low level flush w/c, wash hand basin

## OUTSIDE

### Communal Gardens

Well maintained with seating areas and mature borders

### Car Parking

Parking space with a permit



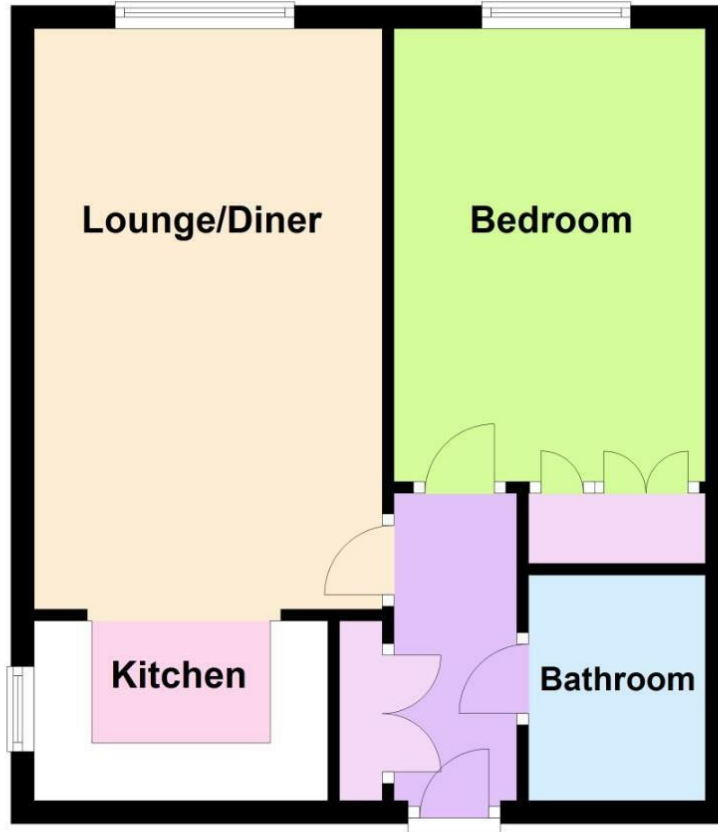
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## Floor Plan

Approx. 39.0 sq. metres (419.3 sq. feet)



Total area: approx. 39.0 sq. metres (419.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.