



## Kingston Lane, Shoreham-By-Sea

Asking Price  
£185,000  
Share of Freehold

- Ideal First Time Buy Or Buy To Let
- One Double Bedroom
- Opposite Kingston Beach
- Communal Gardens
- EPC: E
- Purpose Built Flat
- Modern Bathroom
- Double Glazing
- Share Of Freehold
- Council Tax Band: A

A fantastic opportunity to acquire this CHAIN FREE purpose built flat, ideally located opposite Kingston Beach, which is a popular venue for sea swimming, paddle-boarding and other Watersports, in ever popular Shoreham-By-Sea. The 700 bus service passes along Brighton Road providing easy access to Brighton Worthing and beyond. The generous accommodation comprises: Large reception hall, dual aspect living room, kitchen with view over Shoreham Harbour, double bedroom and modern bathroom. Benefits include double glazing, communal gardens, residents parking and a share of freehold. VIEWING ESSENTIAL!

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Communal Entrance Hall

Stairs to second floor.

### Personal Front Door

To

### Reception Hall

Double glazed window to side, electric heater, door entryphone system, wall mounted consumer unit.

### Lounge 14'8" x 12'4" (4.47m x 3.76m)

Dual aspect double glazed windows to rear and side with harbour views, wall mounted electric heater.

### Kitchen 9'10" x 8' (3.00m x 2.44m)

Double glazed window to side with harbour views. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, electric cooker point, cupboard housing immersion heater.

### Bedroom 11'2" max x 10'8" (3.40m max x 3.25m)

Double glazed window to side, wardrobe, wall mounted electric heater.

### Bathroom

Fitted white suite comprising: Double ended bath with mixer tap and electric shower over, close coupled W/C, pedestal wash hand basin, heated towel rail, extractor fan, tiled floor, extractor fan.

### Outside

### Communal Gardens

Well maintained communal gardens.

### Parking

### Lease & Outgoings

Share Of Freehold

Lease: 999 Years from 2010

Service Charge: £877.74 per 6 months



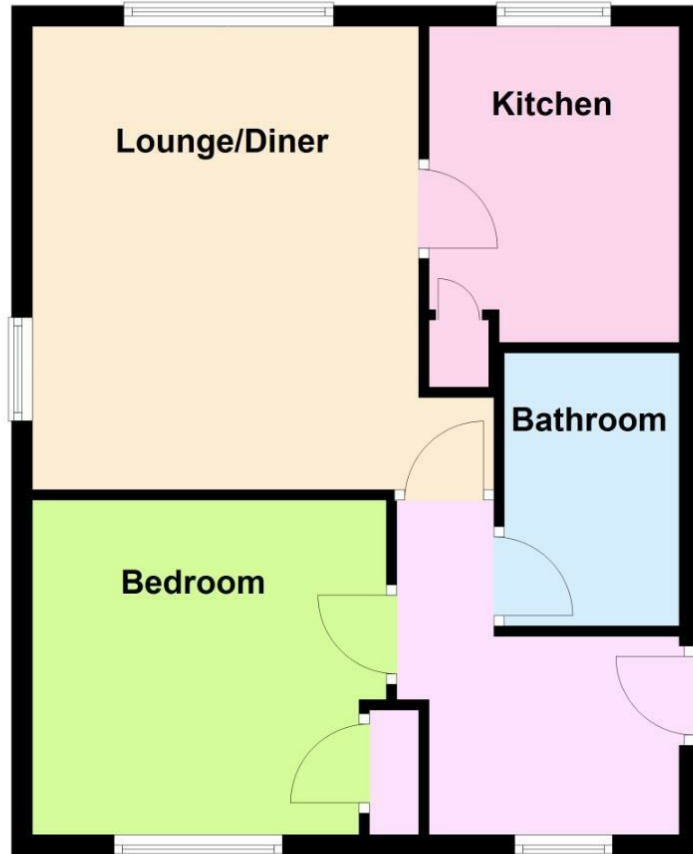
3-7 South Street, Lancing, West Sussex, BN15 8AE

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)

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## Floor Plan

Approx. 48.9 sq. metres (526.5 sq. feet)



Total area: approx. 48.9 sq. metres (526.5 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<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.