



## Brighton Road, Lancing



Offers In Excess Of  
£300,000  
Leasehold - Share of

- Spacious Apartment With Direct Sea Views
- Residents Parking Permit & Garage
- Great Condition
- EPC: D & Council Tax Band - B
- Low Maintenance Charges
- Two Double Bedrooms
- 150 Years Remaining On The Lease
- Close To Village & Station
- Vendor Suited
- Second Floor

We are delighted to present to the market this INCREDIBLY SPACIOUS, purpose built apartment LOCATED ON LANCING SEAFRONT, benefiting from STUNNING SEA, COASTAL AND DOWNLAND VIEWS from each window and its own GARAGE as well as a permit for the residents parking. Lancing village centre and mainline railway station are within easy walking distance whilst the popular Brooklands nature reserve is just next door and the 700 bus service passes along Brighton Road making this property the perfect one for someone not wanting to take the car everywhere. This property benefits from being in a good decorative order throughout and the vendor is suited. VIEWING ESSENTIAL!!

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Robert  
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## Accommodation

### Entrance Hall

Storage cupboard with shelving, two further storage cupboards and radiator.

### Living Room 17'10 x 13'0 (5.44m x 3.96m)

Double glazed windows to front aspect, TV point, radiator, feature fireplace.

### Kitchen 11'10 x 7'6 (3.61m x 2.29m)

Range of fitted wall and base units with fitted work surface incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine and dishwasher, gas hob, double electric oven with extractor hood over, integrated fridge/freezer, wall mounted combi boiler, double glazed windows with downland views and radiator.

### Bathroom

P-shaped panel enclosed bath with mixer tap, shower attachment and electric shower over, pedestal wash hand basin with mixer tap, WC, ladder radiator, extractor fan, fully tiled and electric shaver point.

### Bedroom One 13'2 x 10'10 (4.01m x 3.30m)

Double glazed tilt and turn windows with sea views and radiator.

### Bedroom Two 12'0 x 8'4 (3.66m x 2.54m)

Double glazed tilt and turn windows to rear aspect with beautiful views, downlights and radiator.

### Garage En-bloc

Up and over door.

### Lease & Maintenance Details

We have been advised by the current vendors that there is approximately years remaining on the lease. Maintenance charges are £100.00 per month to include water rates, communal area cleaning and window cleaning.



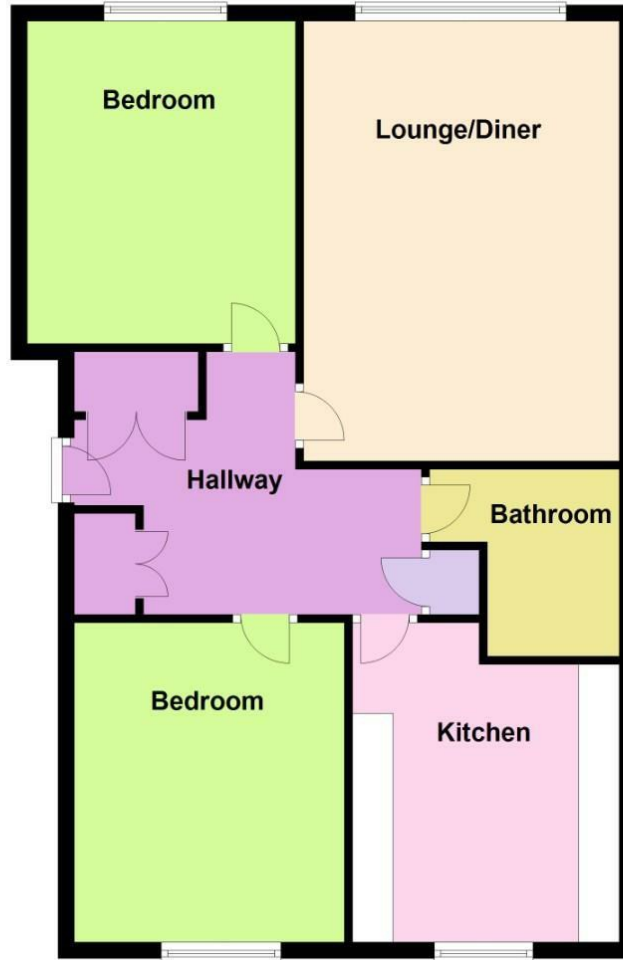
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Floor Plan



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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(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.