



Brighton Road, Lancing



Price
£300,000
Leasehold

- Second Floor Apartment
- Two Double Bedrooms
- Stunning Views Of The Sea & Across Brooklands Nature Reserve
- Access Via Passenger Lift Or Stairs
- Garage And Visitor Parking
- 149 Years Remaining On The Lease
- Large Lounge With Additional Sun Room
- Good Size Kitchen. Separate Bathroom & W/C
- EPC - C
- Council Tax Band - C

Welcome to this charming two-bedroom flat located on Brighton Road in Lancing! This delightful property boasts beautiful sea views and views across Brooklands Nature Reserve, making it a serene and picturesque place to call home.

Upon entering, you are greeted by a modern and well-decorated interior and an entrance hall offering three large storage cupboards. The flat features a modern fully tiled bathroom, ideal for everyday convenience, and two double bedrooms, providing ample space for a small family or guests.

The property includes a spacious reception room, offering a comfortable area to relax and entertain whilst being mesmerized by the view and also benefits from an internal balcony ideal for watching the beautiful sun sets. With its ideal location, you'll have easy access to local transport links, making commuting a breeze.

One of the highlights of this flat is the garage that comes with the property, providing secure parking and additional storage space. Additionally, the convenience of a passenger lift ensures easy access to the flat.

Don't miss out on the opportunity to own this lovely flat with stunning sea views and a convenient location. Contact us today to arrange a viewing and make this property your new seaside retreat!

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Accommodation

Entrance Hall

Carpet, radiator, three built in storage cupboards, doors to:

Lounge 23'04 x 14'06 (7.11m x 4.42m)

Carpet, radiator double glazed window

Sun Room

Tiled floors, multiple double glazed windows

Bedroom One 11'09 x 18'03 (3.58m x 5.56m)

Carpet, double glazed window, radiator

Bedroom Two 11'10 x 10'05 (3.61m x 3.18m)

Carpet, double glazed window, radiator

Kitchen 9'11 x 9'11 (3.02m x 3.02m)

Vinyl flooring, range or eye and base level cupboards with roll top work surfaces with space for washing machine and dishwasher, integrated oven with hob over, double glazed window, part tiled.

W/C

Carpet, low level flush w/c, wash hand basin, fully tiled

Bathroom

Carpet, heated towel rail, wash hand basin, bathroom with shower over

Outside

Garage

Up and over door with storage or parking

Agent Notes

There is a remainder of a 149 year lease

The seller has advised that the maintenance contribution is £1160 every 6 months



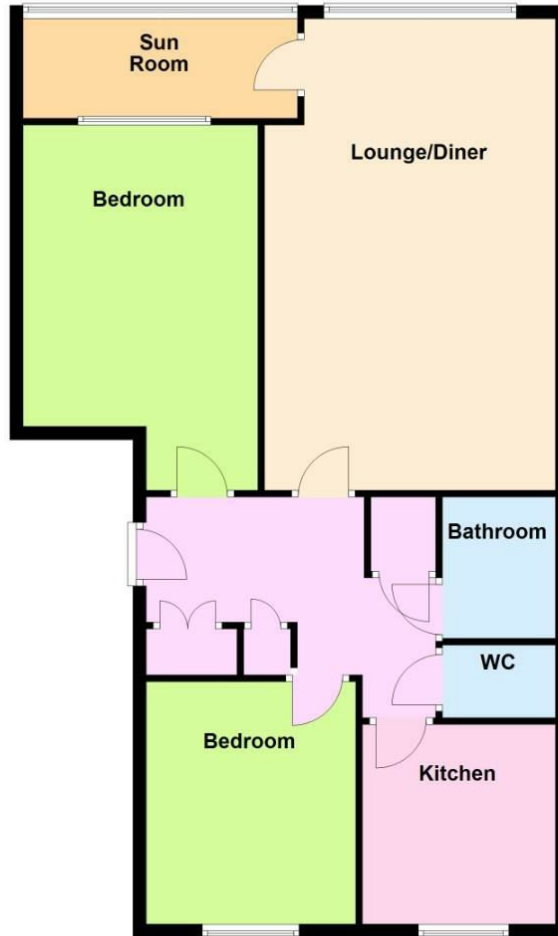
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Floor Plan

Approx. 96.7 sq. metres (1041.3 sq. feet)



Total area: approx. 96.7 sq. metres (1041.3 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	

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