



Freshbrook Road, Lancing

Price
£250,000
Leasehold - Share of

- Two Bedroom Maisonette With Private Entrance
- Share Of Freehold
- Modern Fully Tiled Bathroom
- South Facing Lounge
- Close To Public Transport Links
- Allocated Off Street Parking
- Two Double Bedrooms Both With Ample Storage
- Beautifully Presented Throughout
- Ideal Position A Short Walk From Lancing Beach & Village
- EPC Rating - D & Council Tax Band A

Welcome to Freshbrook Road, Lancing - a charming location that offers the best of coastal living! This delightful two-bedroom first and second floor maisonette with a private entrance is a gem waiting to be discovered.

As you step inside, you'll be greeted by a well-presented interior that exudes warmth and comfort. The property boasts a south facing reception room, perfect for relaxing or entertaining guests, along with two double bedrooms and a modern bathroom.

One of the standout features of this property is its share of freehold, offering you a sense of ownership and stability. With private off-street parking available, convenience is at your doorstep.

Situated in an ideal position, just a short stroll away from the beach and Lancing village, you'll have the best of both worlds - the tranquility of the seaside and the amenities of the village close by.

Don't miss out on this fantastic opportunity to own a piece of coastal paradise in Lancing. This property is a true hidden treasure, waiting for you to make it your own.

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Accommodation

Front Door

Leading to:

Entrance Hall

Carpet, stairs to first floor

Lounge 11'05 x 10'10 (3.48m x 3.30m)

Wood laminate flooring, double glazed window, radiator

Kitchen 7'10 x 5'10 (2.39m x 1.78m)

Wood laminate flooring, range of eye and base level cupboards with worktops, stainless steel sink and drainer, space for fridge & freezer, space for washing machine, integrated oven with electric hob and extractor over, double glazed window

Bedroom Two 12'07 x 9'03 (3.84m x 2.82m)

Carpet, double glazed window, radiator, built in wardrobe

Bathroom

Vinyl flooring, low level flush w/c, L-shaped bath with shower over, fully tiled walls, wash hand basin with vanity unit under, double glazed window

Bedroom One 15'02 x 13'03 (4.62m x 4.04m)

Carpet, radiator, double glazed window, eaves storage

Outside

Parking

Dropped kerb, laid to concrete

Entrance Patio

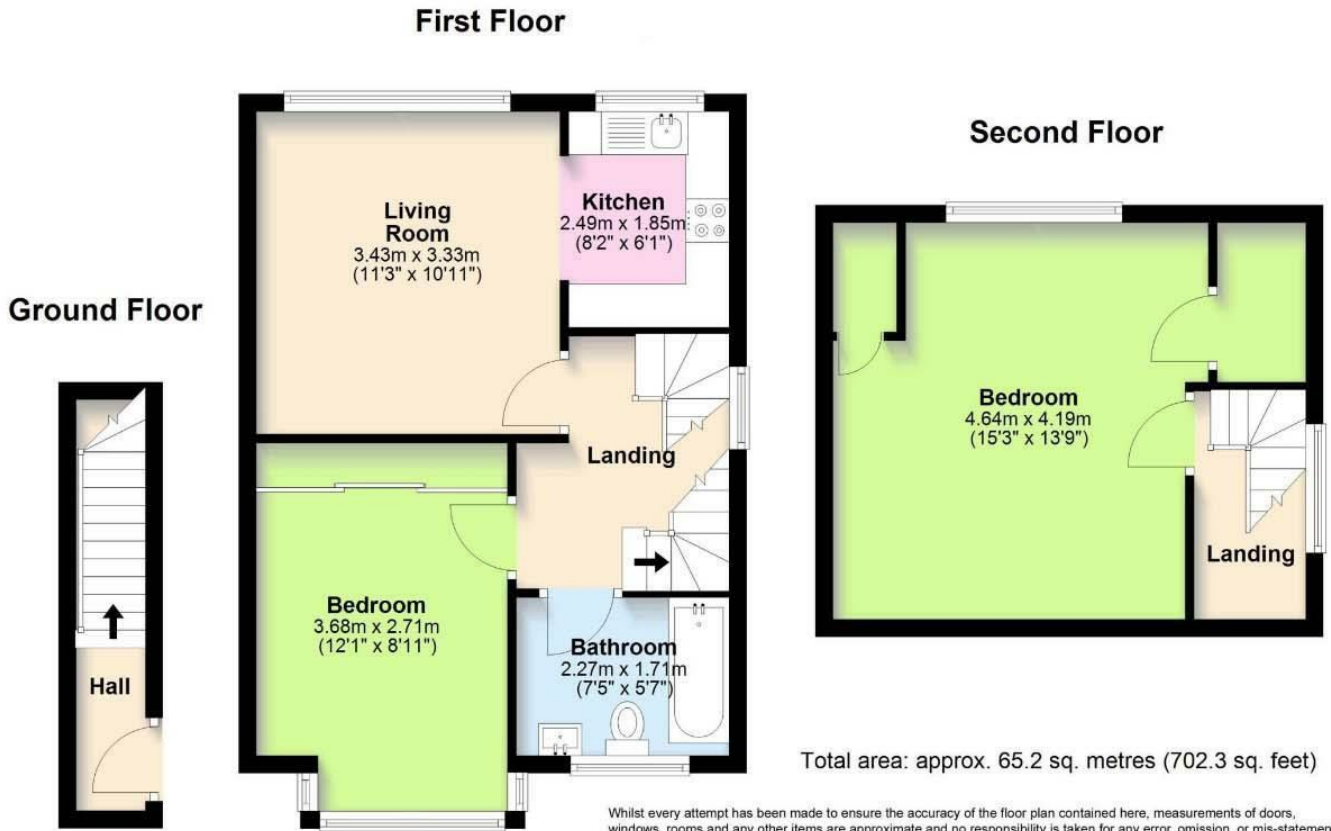
Area for seating enclosed by fencing.



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

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Vary 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.