



Brighton Road, Lancing



Offers In Excess Of
£275,000
Share of Freehold

- Top Floor Seafront Apartment • Two Bedrooms
- Stunning Sea & Coastal Views
- Recent Combination Boiler
- Share Of Freehold
- Council Tax Band: A
- Modern Kitchen & Bathroom
- Allocated Parking
- EPC: TBC
- Viewing Essential!

STUNNING SEA VIEWS! Robert Luff & Co are delighted to offer this SPACIOUS AND VERY WELL PRESENTED TWO DOUBLE BEDROOM TOP FLOOR FLAT enviably located opposite Lancing's Beach Green and benefitting from STUNNING 180° SEA AND COASTAL VIEWS!! The generous accommodation features: Entrance hall with utility cupboard, South facing lounge/diner with bay window providing breathtaking views, recently fitted contemporary kitchen, master bedroom with newly fitted carpet, further bedroom and modern bathroom. Further benefits include: Double glazing, gas central heating with a recently upgraded combination boiler, allocated parking and a 1/5 SHARE OF FREEHOLD.

T: 01903 331737 E: lancing@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Communal Front Door

Stairs to top floor landing.

Landing

Window, built in storage cupboard providing ample storage for coats, shoes etc.

Personal Front Door

Into:

Entrance Hall

Coving, tiled floor with underfloor heating, utility cupboard with space & plumbing for washing machine & tumble dryer.

Lounge/Dining Room 19'8" x 13'7" (5.99m x 4.14m)

Double glazed bay window to front with stunning sea and coastal views, coving, TV aerial point, radiator.

Kitchen 9'9" x 6'9" (2.97m x 2.06m)

Double glazed window to front with stunning views. Range of fitted wall and base level units, acrylic work-surfaces with inset stainless steel one and a half bowl sink unit with mixer tap, integrated double oven, electric induction hob with extractor hood over, integrated dishwasher, tiled splash-backs and tiled floor with underfloor heating. Cupboard housing combination boiler.

Bedroom One 12'6" x 11'3" (3.81m x 3.43m)

Double glazed window to rear with distant down-land views, coving, radiator.

Bedroom Two 9'1" x 8'10" (2.77m x 2.69m)

Double glazed window to rear with distant down-land views, coving, radiator.

Bathroom

Double glazed window to rear. Fitted white suite comprising: P shaped bath with mixer tap, rainfall shower and hand held shower attachment, vanity unit with inset wash hand basin and mixer tap, close coupled WC, heated towel rail, tiled floor with underfloor heating.

Parking

Allocated Parking Space.

Tenure

1/5 Share Of Freehold.

Lease: 106 Years Remaining

Maintenance: 145 Per Month includes window cleaner

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

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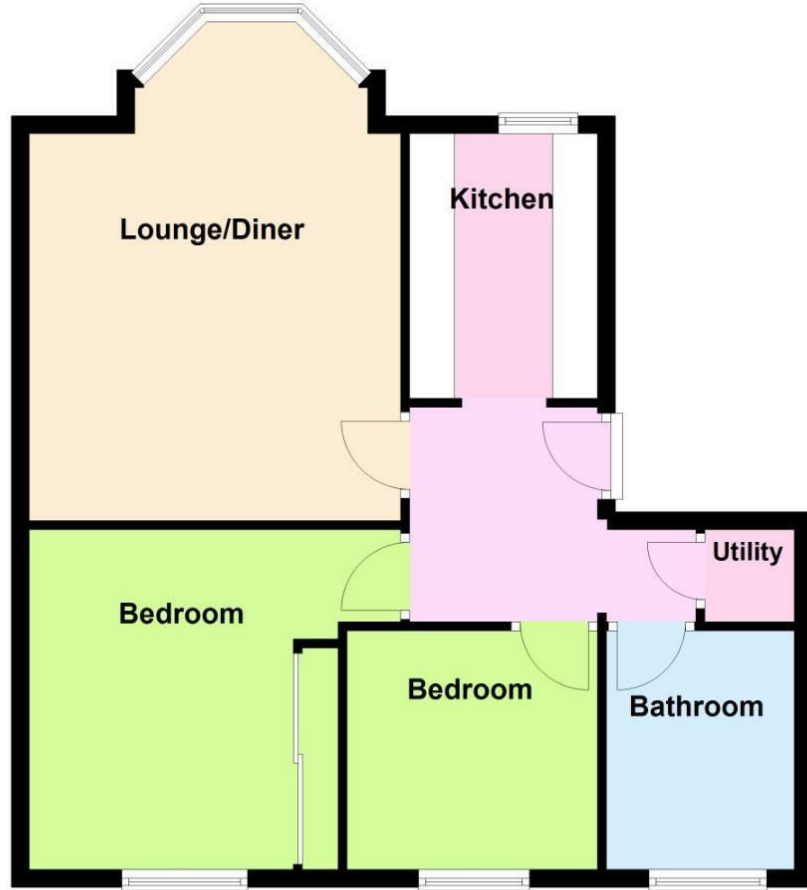
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Floor Plan

Approx. 61.9 sq. metres (666.2 sq. feet)



Total area: approx. 61.9 sq. metres (666.2 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		

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.