



## Brighton Road, Lancing

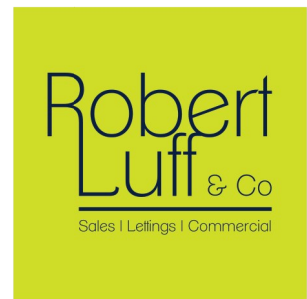


Price  
£135,000  
Leasehold

- One Bedroom Top Floor Retirement Flat • In Good Condition Throughout
- Lift Access
- Communal Residents Lounge & Laundrette
- Visitor Bedroom Available
- Residents Parking
- Well Maintained Communal Gardens
- Chain Free
- EPC Rating - B
- Council Tax Band - B

We are delighted to welcome to the market this beautifully presented retirement flat available exclusively to the over 60's. Located on Brighton Road this property is just a stones throw from Lancing Beach and within a moments walk to the popular 700 bus route. Occupied on the top floor which is served by a passenger lift this property boasts a double bedroom with built in storage, a lounge diner, kitchen and newly refurbished shower room all with emergency pull cords for peace of mind. The block benefits from a well maintained communal garden and residents parking externally whilst offering a residents lounge and kitchenette, laundrette and visitors overnight room. This property is offered for sale with no ongoing chain.

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## Accommodation

### Front Door

Leading to:

### Hallway

Carpet, storage cupboard, doors leading to:

### Lounge 21'8 x 10'8 (6.60m x 3.25m)

Carpet, double glazed window, fireplace with surround, doors to:

### Kitchen 7'9 x 7'9 (2.36m x 2.36m)

Vinyl flooring, range of eye and base level cupboards with work surfaces over, sink drainer, integrated oven, electric hob, double glazed window, space for fridge and freezer.

### Bedroom 17'9 x 9'2 (5.41m x 2.79m)

Carpet, double glazed window, built in wardrobe

### Shower Room 6'9 x 5'6 (2.06m x 1.68m)

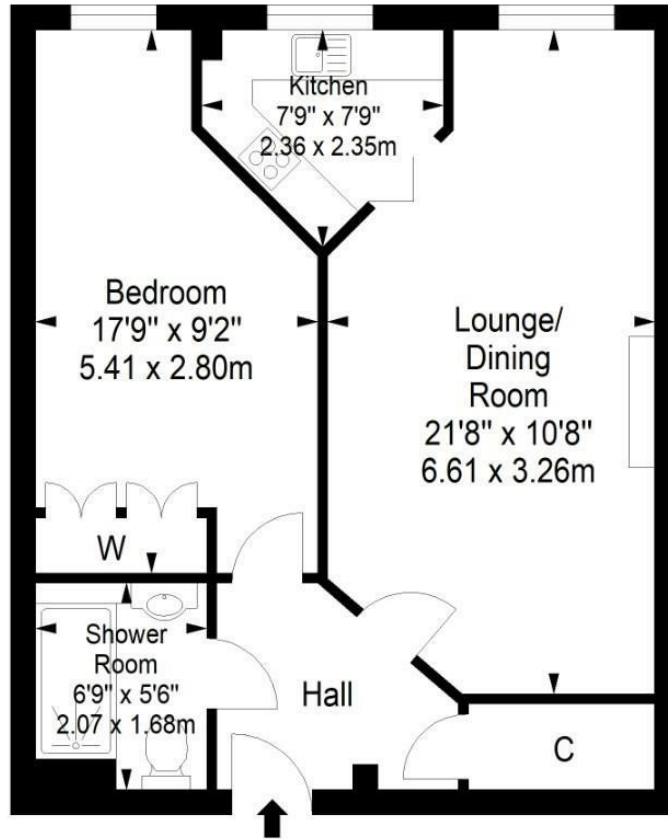
vinyl flooring, walk in shower, wash hand basin, low level flush w/c

### Agents Notes

The seller has informed us there is 109 years remaining on the lease.



## Second Floor



Approximate gross internal floor area 46.4 sq m/ 499.5 sq ft

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>		83	86
	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.