



Asking Price
£230,000
Leasehold

Fairlawns, Shoreham-By-Sea

- Ground Floor Retirement Flat
- Two Bedrooms
- Wet Room
- Residents Parking
- EPC: D
- Opposite Buckingham Park
- Fitted Kitchen
- Communal Gardens
- Over 60's
- Council Tax Band: C

Robert Luff & Co are delighted to present this fantastic GROUND FLOOR RETIREMENT FLAT enviably located OPPOSITE BUCKINGHAM PARK and just a few hundred yards from Tesco Express. A regular bus service passes along Upper Shoreham Road providing easy access to Shoreham town centre and the Holmbush Shopping Centre. The generous accommodation comprises: Entrance hall, living room, fitted kitchen, double bedroom with built in wardrobes, further single bedroom and wet room. Outside, there are pretty, well maintained communal gardens and residents parking. VIEWING ESSENTIAL!!

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

Communal Entrance Hall

Communal front door with intercom system.

Personal Front Door

To:

Entrance Hall

Picture rail, night storage heater, wall mounted door entry-phone system, large storage cupboard housing electrical consumer unit, airing cupboard with slatted shelving.

Lounge/Diner 21'4" x 9'10" (6.50m x 3.00m)

Double glazed bay window to side, double glazed window to front, coving, picture rail, TV point, night storage heater.

Kitchen 8'2" x 6'4" (2.49m x 1.93m)

Double glazed window to side. Range of fitted wall & base level units, fitted roll edged work-surfaces incorporating stainless steel single drainer sink unit, fitted electric oven, hob and hood, space and plumbing for washing machine, under counter freezer, table top fridge, tiled splashbacks.

Bedroom One 14'5" x 8'1" (4.39m x 2.46m)

Double glazed window to side, picture rail, fitted wardrobe with mirrored doors.

Bedroom Two 9'9" x 5'9" (2.97m x 1.75m)

Double glazed window to side, large wardrobe, electric heater.

Wet Room

Fully tiled walls, wall mounted electric shower, combination wash hand basin & WC vanity unit, close coupled WC, electric shaver point, extractor fan.

Outside

Communal Gardens

Attractive communal gardens.

Parking

Residents Parking.

Lease & Outgoings

Lease: 63 Years Remaining.

Ground Rent: £50 per annum.

Maintenance: £2,200 per annum.

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

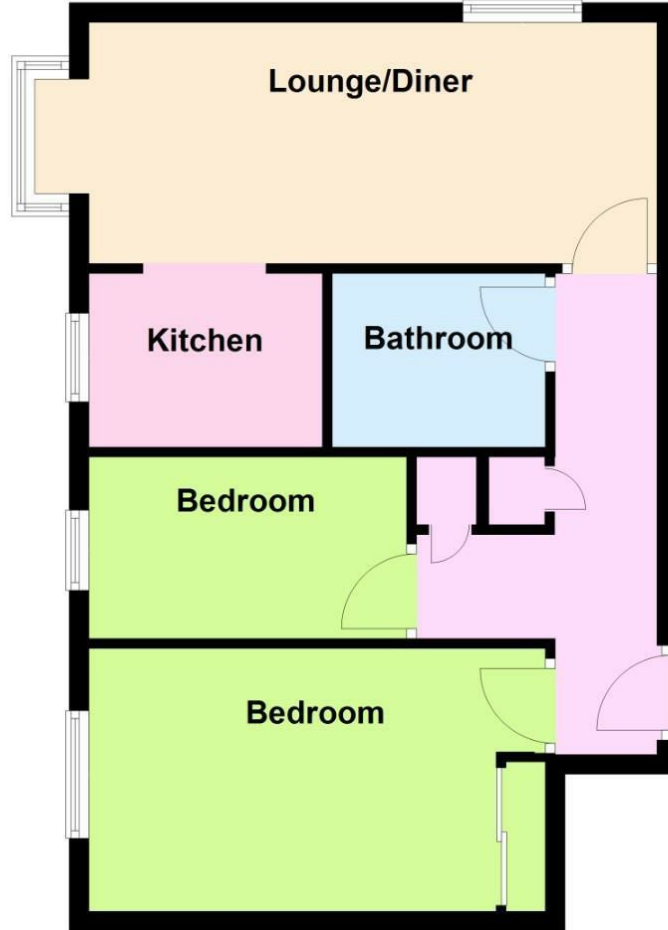
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Floor Plan



| 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 | | | |
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| 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.