



1



2



1



C



Description

Robert Luff & Co are delighted to present this incredibly spacious, TWO DOUBLE BEDROOM GROUND FLOOR FLAT, enviably located opposite Lancing Beach. Lancing village centre is within easy walking distance and the 700 bus service passes along Brighton Road providing easy access to Brighton, Worthing & beyond. The generous accommodation comprises: Entrance hall, South facing lounge/dining room with sea glimpses, kitchen, primary bedroom with built in wardrobe & sea glimpses, good size second bedroom and family bathroom. The property further benefits from a brand new central heating boiler (February 2025), GARAGE, long lease, low outgoings & WATER INCLUDED! Viewing essential!!

Key Features

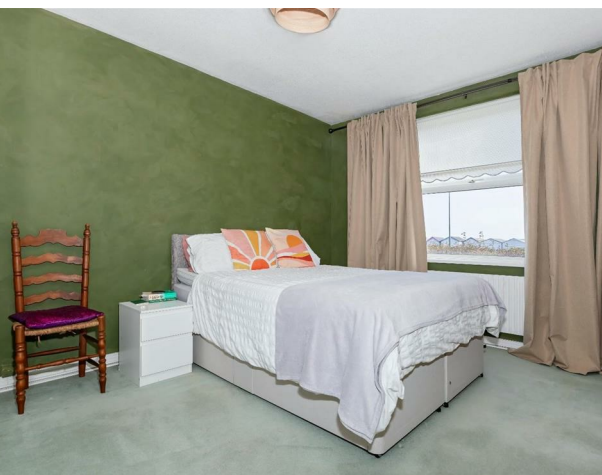
- Ground Floor Purpose Built Flat
- Two Double Bedrooms
- Garage
- Gas Central Heating & Double Glazing
- EPC: C
- Opposite Lancing Beach
- Spacious Lounge/Diner
- New Central Heating Boiler
- Long Lease, Low Maintenance Charges & Water Included
- Council Tax Band: B



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co



Communal Entrance Hall

Large lock up storage cupboard housing meters.

Personal Front Door

To:

Entrance Hall

Door entry-phone system, three storage cupboards, radiator.

Lounge/Dining Room

6.05m x 3.96m (19'10" x 13')

Double glazed windows to front with sea glimpses, coving, feature fireplace surround, wall lights, TV aerial point, radiator.

Kitchen

3.56m x 2.44m (11'8" x 8')

Double glazed window to rear, fully tiled walls. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating single drainer sink unit with mixer tap, space and plumbing for washing machine & dishwasher, space for oven, wall mounted central heating boiler, radiator.

Bedroom One

4.55m x 3.30m (14'11" x 10'10")

Double glazed window to front with sea glimpses, fitted wardrobe, radiator.

Bedroom Two

3.63m x 2.59m (11'11" x 8'6")

Double glazed window to rear, radiator.

Bathroom

Fitted suite comprising: Panel enclosed bath with electric shower over, close coupled WC, vanity unit with inset wash hand basin, fully tiled walls, electric shaver point, radiator.

Outside

Garage

Single garage with up & over door.

Lease Details

The sellers have advised the following:

Lease: 149 years remaining with a share of freehold.

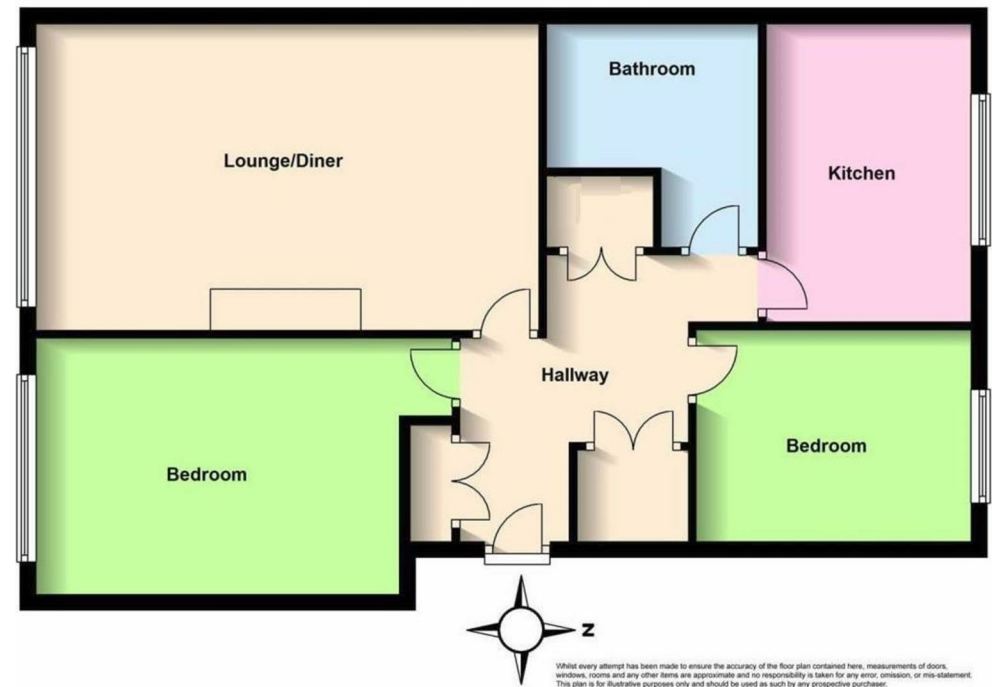
Peppercorn ground rent.

Maintenance contribution:

Approx. £854 per 6 months.



Floor Plan Brighton Road



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		69	76
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.



robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co