Brighton Road, Lancing

Freehold - No Onward Chain £700,000













Description

Robert Luff & Co are delighted to present this spacious detached property, ARRANGED AS THREE SELF CONTAINED FLATS, conveniently located on Brighton Road and benefiting from SEA VIEWS. This versatile dwelling offers options as a mixed generation family home, it could also offer a family home with additional holiday rental income or it could be an ideal property for an investor buyer with the monthly rent estimated at £3350. Currently all the flats are equipped with their own private front doors with 2 x one bedroom flats occupying the lower ground floor and a three bedroom flat on the raised ground floor with a south facing balcony. For more information on this property please call the agent.

Key Features

- Currently Arranged As Three **Self Contained Dwellings**
- Ideal Investment Property Which Could Generate An Income Of £3350 PCM
- Seaview's From Raised **Ground Floor**
- Private Parking For Two Cars
 Close To Local Transport

- Would Suit A Family Needing **Separate Living Spaces**
- Prominent Location Moments From Lancing Beach
- South Facing Balcony
- Links

















Lower Ground Floor Flat (72b)

Private Front Door

Leading to

Kitchen/Living Room 6.43m x 3.00m (21'1 x 9'10)

Range of fitted kitchen units with work surface over, double glazed window, electric heater, door to:

3.94m x 2.74m (12'11 x 9'0) double glazed window, electric heater

double glazed window, panelled bath, low level w/c, wash

Lower Ground Floor Flat (72a)

Private Front Door

Leading to:

Living Room

4.29m x 3.94m (14'1 x 12'11)

Double glazed window, electric heater, door to:

4.09m x 3.61m (13'5 x 11'10) double glazed window, base level kitchen cupboards with surface over, stainless steel sink drainer, space for washing machine, electric oven with electric hob over, door to:

Shower enclosure with electric shower, wash hand basin, low level flush w/c

Bedroom

3.15m x 2.49m (10'4 x 8'2)

double glazed window, electric heater

Raised Ground Floor Flat (72)

Private Front Door To

Entrance Hall

Radiator, loft access, doors to:

3.76m x 3.00m (12'4 x 9'10)
Double glazed window, radiator

Bedroom 3.18m x 2.84m (10'5 x 9'4) Double glazed window, radiator

2.44m x **2.11m** (8'0 x 6'11) Double glazed window, radiator

3.10m x 2.59m (10'2 x 8'6)
Eye and base level units with surfaces over, stainless steel sink drainer, oven with hob and extractor fan over, integrated washing machine & dishwasher, breakfast bar, tiled splash backs, wall mounted combi boiler

Living Room

7.37m x 3.96m (24'2 x 13)

Double glazed patio doors to balcony, double glazed window, radiator.

Balcony

Glass balustrade, decking.

Parking

Private parking for 2 cars

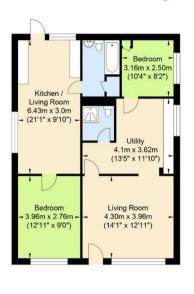






Floor Plan Brighton Road

Brighton Road





Lower Ground Floor Approximate Floor Area 846.90 sq ft (78.68 sq m) Raised Ground Floor Approximate Floor Area 871.12 sq ft (80.93 sq m)

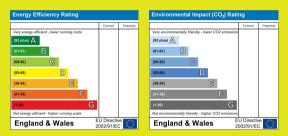


Approximate Gross Internal Area = 159.61 sq m / 1718.02 sq ft Illustration for identification purposes only, measurements are approximate, not to scale.

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