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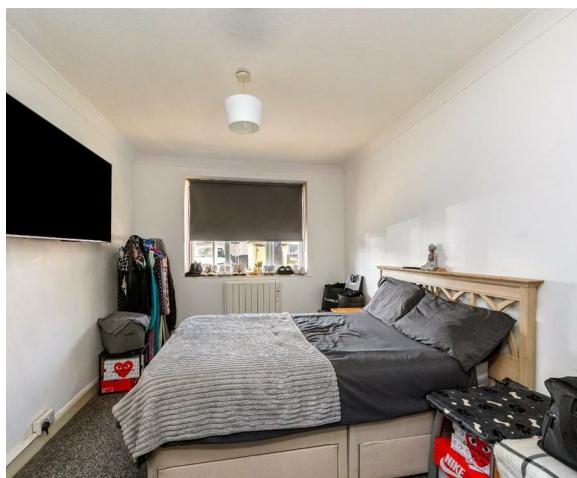
## Description

\*\*\*GUIDE PRICE £650,000 - £700,000\*\*\* 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
- Would Suit A Family Needing Separate Living Spaces
- Prominent Location Moments From Lancing Beach
- South Facing Balcony
- Close To Local Transport 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:

##### Bedroom

**3.94m x 2.74m (12'11 x 9'0)**

double glazed window, electric heater

##### Bathroom

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

#### 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:

##### Kitchen

**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:

##### Bathroom

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:

##### Bedroom

**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

##### Bedroom

**2.44m x 2.11m (8'0 x 6'11)**

Double glazed window, radiator

##### Kitchen

**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



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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.

Robert  
Luff & Co