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D





## Description

Robert Luff & Co welcome to the market this wonderful seafront apartment with DIRECT SEA VIEWS and south facing BALCONY. Internally this top floor apartment offers a beautiful open plan lounge dining room looking out over the balcony to the sea, a large fitted kitchen, main bedroom also with direct sea views, a second double bedroom with en-suite room and a additional family bathroom room with luxury shower/corner bath. Situated in a popular low rise block in the heart of south Lancing this property is in a convenient location directly opposite Lancing's beach green which offers an array of local events in the summer months, the well regarded Perch Cafe and Lancing Beach which holds water sporting activities throughout the year. Lancing Village centre is just a short walk away where you will find a mainline train station, local and national shops and fine selection of restaurants and bars whilst local bus links are right outside for travel along the A259 and local shops can be found even closer to the property for those daily essentials. This property is being sold with no on going chain and benefits from a garage in compound and a storage shed.

## Key Features

- Two Double Bedroom Apartment
- 999 Year Lease With Share Of Freehold
- Open Plan Living Room & Kitchen
- No On Going Chain
- EPC Rating - D
- Direct Sea Views & Balcony
- En-Suite Shower Room & Family Bathroom
- Garage In Compound & Storage Shed
- Good Condition Throughout
- Council Tax - B



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### **Communal Front Door**

Leading to;

### **Communal Entrance Hall**

Stairs leading to:

### **Second Floor**

#### **Front Door**

leading to;

#### **Hallway**

Wood laminate flooring, doors to:

#### **Bedroom Two**

Wood laminate flooring, double glazed window, electric radiator, built in storage, door to:

#### **En-suite Shower Room**

Fully tiled, walk in shower cubicle, low level flush w/c, wash hand basin

#### **Bedroom One**

Wood laminate flooring, double glaze window with direct sea views, built in storage

#### **Kitchen**

Wood laminate flooring, range of eye and base level cupboards with work surfaces over, stainless steel sink drainer with mixer tap over, space for dish washer, space for oven with extractor above

#### **Living Room**

Wood laminate flooring, electric

heater, double glazed window, double glazed patio door to balcony

### **Bathroom**

Fully tiled, wash hand basin, heated towel rail, low level flush w.c, walk in corner shower cubicle/jacuzzi bath, plumbing for washing machine, his and her ceramic wash hand basins enclosed in vanity unit, double glazed window

### **Outside**

#### **Balcony**

Tiled floor, south facing with direct sea views

#### **Garage**

In compound with up and over door

### **Agent Notes**

The seller has informed us that there is 999 years remaining on the lease

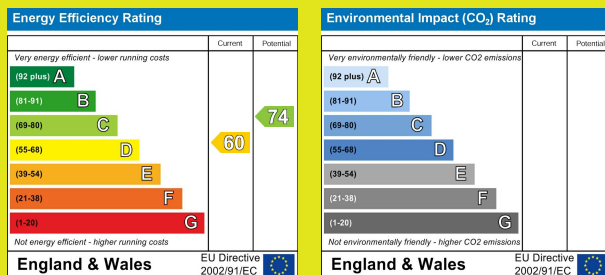




## Floor Plan Brighton Road



Total area: approx. 77.2 sq. metres (830.6 sq. feet)



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.



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