



1



1



1



D





## Description

Robert Luff & Co are delighted to present this beautifully presented first floor apartment, ideally located within easy walking distance of Shoreham High Street. Widewater Nature Reserve and beach are just a few hundred yards away and the 700 bus service provides easy access to Brighton, Worthing and beyond. The property benefits from a fitted kitchen, modern white bathroom, double glazing and efficient electric heating.

## Key Features

- One Double Bedroom
- Beautifully Presented
- Efficient Electric Heating
- Down-land Views
- EPC: D
- First Floor Flat
- Double Glazing
- Residents Parking
- Close To Shoreham High Street, Widewater Nature Reserve & Lancing Beach
- New Lease On Completion



robertluff.co.uk

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

Robert  
Luff & Co





#### **Communal Entrance Hall**

Stairs to first floor landing.

#### **Personal Front Door**

To inner lobby. Inner door to:

#### **Hallway**

Coving, door entry-phone system, wall mounted consumer unit.

#### **Living Room**

**3.78m x 2.84m (12'5 x 9'4)**

Double glazed windows, coving, carpet, wall mounted, built in storage cupboard, Dimplex electric heater.

#### **Fitted Kitchen**

**2.44m x 2.44m (8' x 8')**

Double glazed window to side. Range of fitted wall and base level units, fitted roll edged work surfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, integrated electric oven and hob with extractor hood over, tiled splash-backs, washing machine, laminate floor and heated towel rail.

#### **Bedroom**

**3.81m x 3.43m (12'6" x 11'3)**

Double glazed window with views to the South Downs, coving, carpet, wall mounted Dimplex electric heater.



#### **Bathroom**

Fitted white suite comprising: Panel enclosed bath with hand grips, pedestal wash hand basin with mixer tap, close coupled WC, shaver point, airing cupboard, extractor fan.

#### **Outside**

#### **Communal Gardens**

Mainly laid to lawn, refuse area and drying area.

#### **Parking**

One allocated space.

#### **Outgoings**

Lease: New lease on completion

Ground Rent: £250p.a.

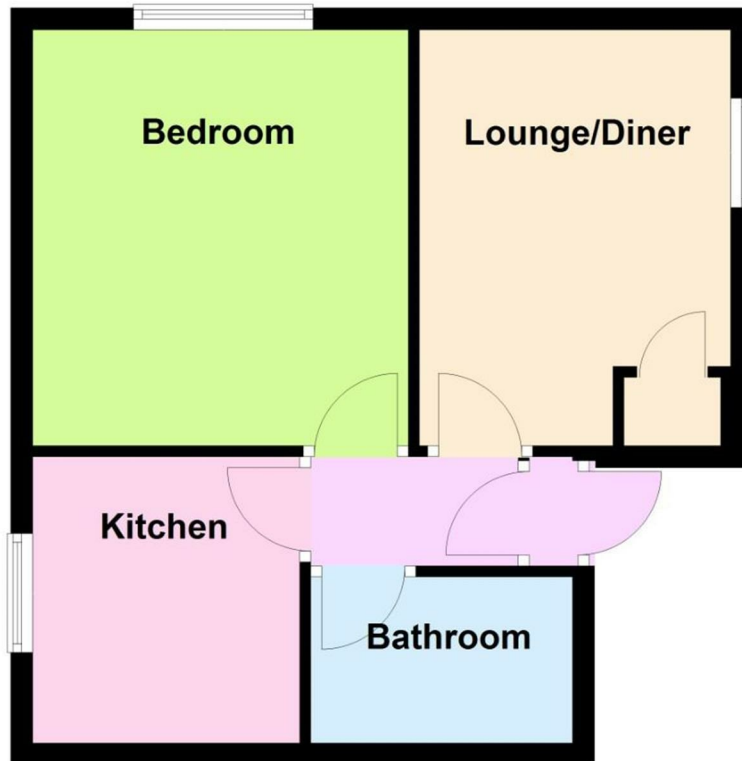
Maintenance: £780 per 6 months.

Holiday Lets / Air B&B not allowed.

## Floor Plan Brighton Road

### Floor Plan

Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 37.3 sq. metres (401.9 sq. feet)



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