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Description

Robert Luff & Co are delighted to welcome to the market this two bedroom top floor apartment located within a secluded close positioned near to Lancing Village and Lancing Beach. Offering ample parking, garage en-bloc and communal gardens externally this property is a must see for any one looking to get on the property ladder. Internally the flat offers spacious lounge dining room, good size kitchen and two double bedrooms whilst also benefitting from ample storage, bathroom and separate w/c. The property is well maintained throughout and viewing is highly recommended.



Key Features

- Two Bedroom First Floor Flat
- Communal Gardens
- Convenient Location Close To Lancing Village & Train Station
- Well Maintained Communal Entrance Hall
- EPC - C
- Garage En-Bloc
- Ample Parking
- Short Walk To Lancing Beach
- Good Condition Throughout
- Council Tax Band - C



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Communal Entrance

Entry system front door, stairs to:

First Floor

Front Door

leading to:

Hallway

Wood laminate flooring, radiator, storage cupboards, doors to:

Bedroom Two

Wood laminate flooring, double glazed window, radiator

Bedroom One

Carpet, double glazed window, radiator

Lounge

Wood laminate flooring, double glazed window, radiator

Kitchen

Wood laminate flooring, double glazed window, radiator, range of eye and base level units with work surfaces over, space for fridge freezer and

washing machine, stainless steel sink drainer, integrated oven with hob and extractor fan, boiler on wall

Bathroom

Fully tiled, double glazed window, bath with shower over, wash hand basin, heated towel rail

W/C

Fully Tiled, double glazed window, low level flush w/c, wash hand basin

Outside

Garage En-bloc

Up and over door

Communal Gardens

Laid to lawn

Parking

Ample parking operating a first come first serve basis

Agent Notes

The seller has informed us of the following:

Ground Rent - £200 PA

Maintenance - £1700 PA



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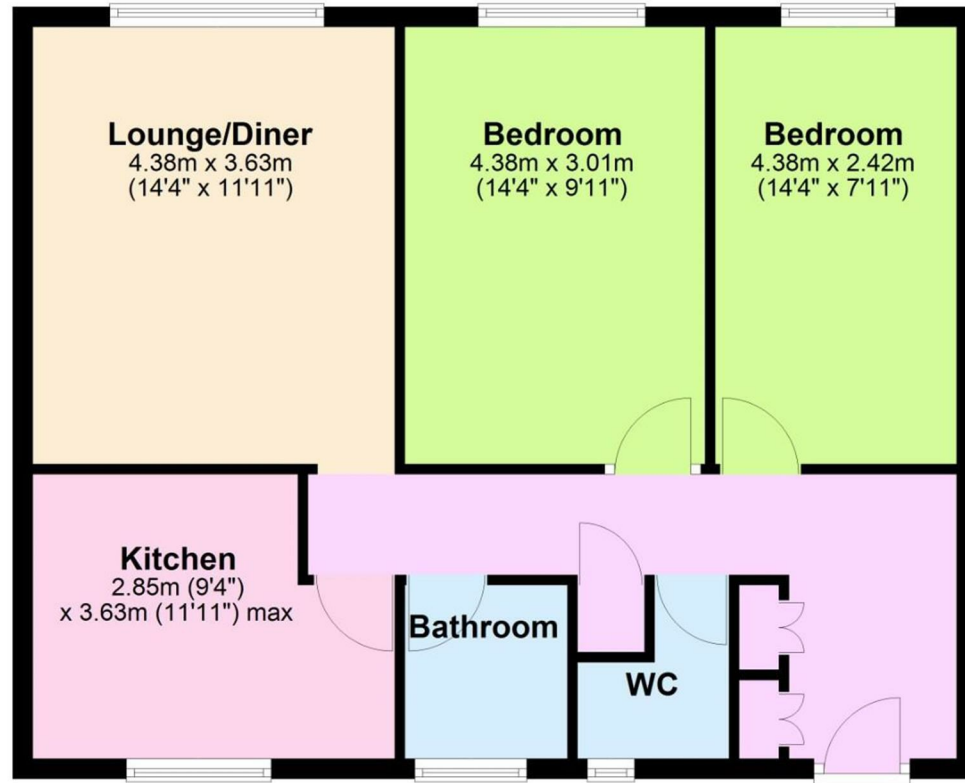
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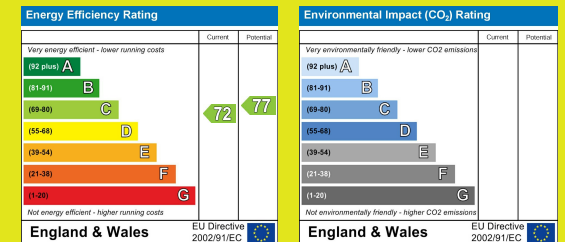
Floor Plan Bridge Close

Floor Plan

Approx. 67.9 sq. metres (730.4 sq. feet)



Total area: approx. 67.9 sq. metres (730.4 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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