



Hyman

Estate & Letting

£325,000

Leasehold

01273 454511

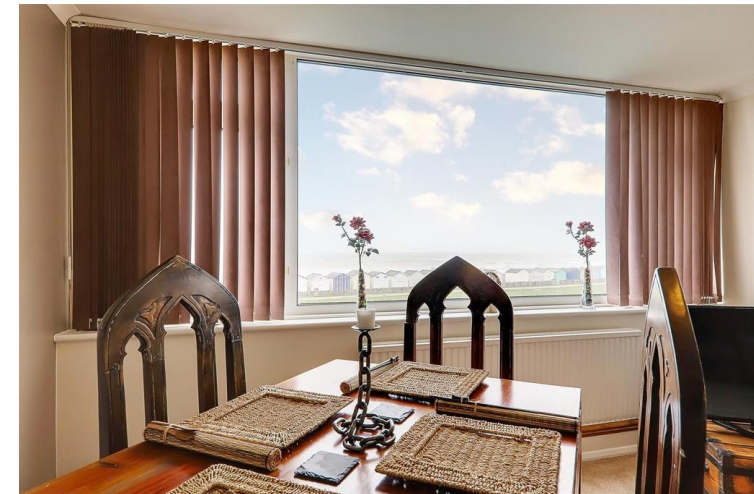


Hill

Agent

20 The Haven, Brighton Road, Lancing, BN15 8EU

- Seafront apartment
- Two double bedrooms
- Direct sea views
- Bathroom & Shower room
- Garage
- Balcony
- Chain free
- Viewing is a must



COMMUNAL ENTRANCE HALL

Accessed via security phone entry system. Stairs rising to first floor. Storage cupboard.

ENTRANCE HALL

Three storage cupboards, one currently used as an office space. Entry phone. Thermostat.

LOUNGE

19' 1" x 13' 5" (5.82m x 4.09m) South facing via double glazed window with sea views. Double glazed window. Radiator. Opening to;

KITCHEN

Modern fitted kitchen comprising; one and a half bowl singledrainer sink unit with mixer taps and cupboard under. Areas of roll top work surface with additional

cupboards and drawers below. Matching wall mounted units. Integrated four ring gas hob with extractor over. Space and plumbing for washing machine and dishwasher. Space for under counter fridge and freezer. Double glazed window. Part tiled walls. Radiator.

BEDROOM 1

13' 4" x 9' 11" (4.06m x 3.02m) Fitted wardrobes with hanging space. Double glazed window. Radiator.

BEDROOM 2

15' 3" x 9' 1" (4.65m x 2.77m) Fitted wardrobes with hanging space. Sliding double glazed doors to balcony. Radiator.

BALCONY

South facing with direct sea views. Space for breakfast table and chairs.

SHOWER ROOM

White suite comprising; corner shower unit with attachment over. Close coupled wc. Corner sink unit with tiled splash back. Chrome ladder style radiator. Part tiled walls.

BATHROOM

White suite comprising; panelled bath with shower attachment. Close coupled wc. Pedestal wash hand basin with mixer taps. Obscured double glazed window. Chrome ladder style radiator.

GARAGE

Up and over door. Located in compound.

COMMUNAL GARDENS

Communal gardens surround the development. Coded gate giving direct access to seafront.

We have been advised of the following information by the sellers. We highly recommend you speak to your legal representative to confirm accuracy.

Lease: 230 years remaining.

Maintenance: £435.18 per quarter

Ground Rent: £120 pr annum to include garage.

AGENTS NOTES

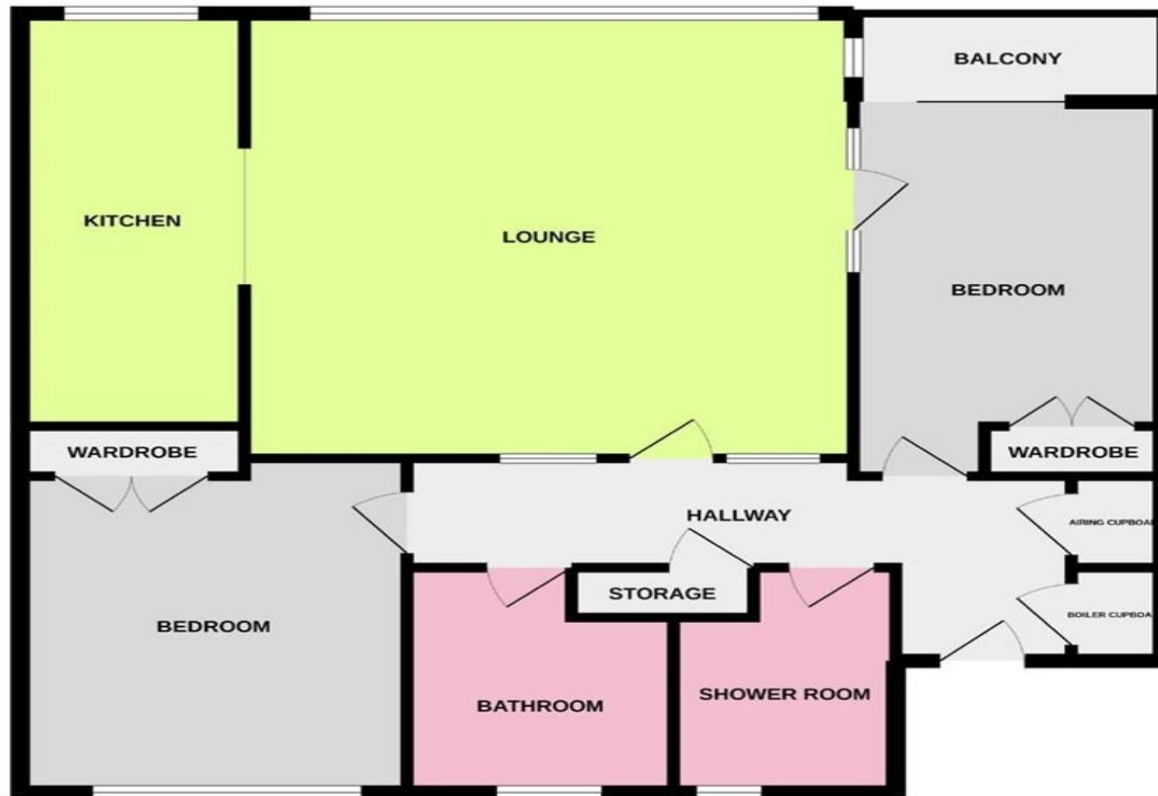
Please note the sellers own a beach hut directly opposite the development and are open to negotiations.











NOT TO SCALE - LAYOUT PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band C - £1,982.85 per annum
(2023/2024)

TENURE

Freehold

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.