



Kings Court, Brighton Road, Lancing, BN15 8EY

welcome to

Kings Court, Brighton Road

NO ONWARD CHAIN. Highly sought after second floor luxury apartment situated on Brighton Road with STUNNING SEAFRONT VIEWS. Comprising one double bedroom, spacious lounge and dining area, bathroom and fitted kitchen. Benefiting from off road parking.



Entrance

Communal front door with entry phone system leading into communal hallway with lift and stairs to upper floors. Private door into:

Permanent allocated space for resident in secure locked garage for one vehicle.

Hallway

Full height storage cupboard and doors to:

Lounge

19' 5" x 12' 10" to bay (5.92m x 3.91m to bay)

Double glazed window with fitted blinds to front with stunning views towards the sea. Radiators to front and rear. Coved ceiling with central light and wall lights. Part glazed french style doors opening to:

Dining Area

12' 10" x 9' 7" (3.91m x 2.92m)

Radiator to side. Coved ceiling with central light. Wall mounted entry phone.

Kitchen

8' 7" x 8' 1" (2.62m x 2.46m)

Range of wall and base units with tiled worksurfaces over with inset stainless steel sink and drainer unit with mixer tap. Space and plumbing for washing machine. Space for oven and fridge freezer. Fully tiled walls. Cupboard housing Glow worm combi boiler. Spot lighting and window to lounge/sea views.

Bedroom One

13' 3" max x 11' 5" to wardrobes (4.04m max x 3.48m to wardrobes)

Double glazed window to the front again with stunning sea views. Radiator to front and coved ceiling. Three fitted double wardrobes.

Bathroom

7' 7" x 6' 3" (2.31m x 1.91m)

Matching suite with panel enclosed bath with Triton shower over, low level flush WC and pedestal wash hand basin. Extractor fan, radiator to side and part tiled walls.

Parking



view this property online fox-and-sons.co.uk/Property/LCG102885



welcome to

Kings Court, Brighton Road

- Purpose Built Luxury Flat
- Second Floor
- One Spacious Double Bedroom
- STUNNING SEA VIEWS
- Secure Parking in Garage

Tenure: Leasehold EPC Rating: C

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LCG102885

see all our properties on zoopla.co.uk | rightmove.co.uk | fox-and-sons.co.uk

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
LCG102885 - 0020

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01903 766041



lancing@fox-and-sons.co.uk



8/10 North Road, LANCING, West Sussex,
BN15 9AE



fox-and-sons.co.uk