

32 Queens Road, Brighton, BN1 3YE

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Admiral Court, Lancing, West Sussex BN15 8SN By Auction £125,000 Leasehold

FOR SALE BY AUCTION on 26th November 2025

Auction guide £125,000 to £150,000

Upper ground floor purpose built 2 bedroom 'over 60's' flat with absolutely stunning, far reaching and uninterrupted views across the sea from both the lounge and south facing balcony which is of a very good size. The flat offer well proportioned accommodation in good order throughout benefiting from immediate vacant possession with no onward chain.

PLEASE NOTE THIS IS NOT A RETIREMENT FLAT IN ANY WAY WITH ANY SUCH SUCH FACILITIES INCLUDED. IT IS PURELY A TYPICAL INDEPENDANT PURPOSE BUILT BLOCK THAT YOU HAVE TO BE 60 OR OVER TO OWN/LIVE IN.

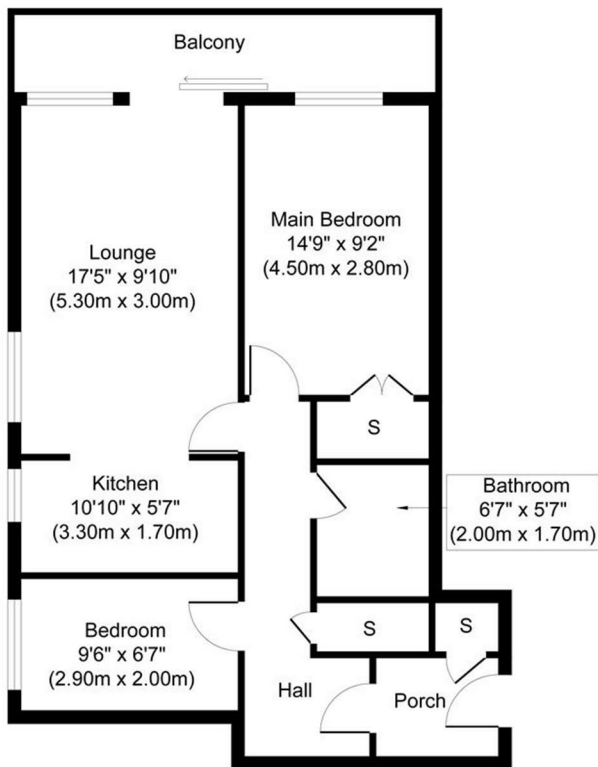
Situated right on the seafront within this extremely popular location between Lancing town centre with its comprehensive range of bars, shops, restaurants, pubs, coffee shops, bus services and mainline railway station and Brooklands pleasure park in Worthing.

We are advised the lease has an unexpired term of 71 Years remaining.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate Floor Area
662 sq. ft
(61.46 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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