



Brighton Road, Lancing



PCM
£1,450 PCM

- Two Double Bedroom Apartment
- Direct Sea Views & Balcony
- En-Suite Shower Room & Family Bathroom
- Open Plan Living Room & Kitchen
- EPC Rating - D (60)
- Prime location opposite Lancing Beach Green and The Perch Café
- Close to Lancing village centre and mainline train station

Robert Luff & Co are delighted to present this fantastic top floor seafront apartment boasting direct sea views and a south-facing balcony. The property features an open-plan lounge and dining area with stunning outlooks, fitted kitchen, a main bedroom with sea views, a second double bedroom with en-suite, and an additional family bathroom with luxury shower/corner bath.

Positioned within a desirable low-rise development in the heart of South Lancing, the apartment offers immediate access to Lancing's Beach Green — home to summer events, the popular Perch Café, and year-round water sports. Lancing village centre is just a short walk away, providing a mainline train station and a wide selection of shops, restaurants and bars. Excellent bus routes are also available right outside the building.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Communal Front Door

Leading to;

Communal Entrance Hall

Stairs leading to:

Second Floor

Front Door

leading to;

Hallway

Wood laminate flooring, doors to:

Bedroom Two

Wood laminate flooring, double glazed window, electric radiator, built in storage, door to:

En-suite Shower Room

Fully tiled, walk in shower cubicle, low level flush w/c, wash hand basin

Bedroom One

Wood laminate flooring, double glaze window with direct sea views, built in storage

Kitchen

Wood laminate flooring, range of eye and base level cupboards with work surfaces over, stainless steel sink drainer with mixer tap over, space for dish washer, space for oven with extractor above

Living Room

Wood laminate flooring, electric heater, double glazed window, double glazed patio door to balcony

Bathroom

Fully tiled, wash hand basin, heated towel rail, low level flush w.c, walk in corner shower cubicle/jacuzzi bath, plumbing for washing machine, his and her ceramic wash hand basins enclosed in vanity unit, double glazed window

Outside

Balcony

Tiled floor, south facing with direct sea views

Garage

In compound with up and over door

Agent Notes

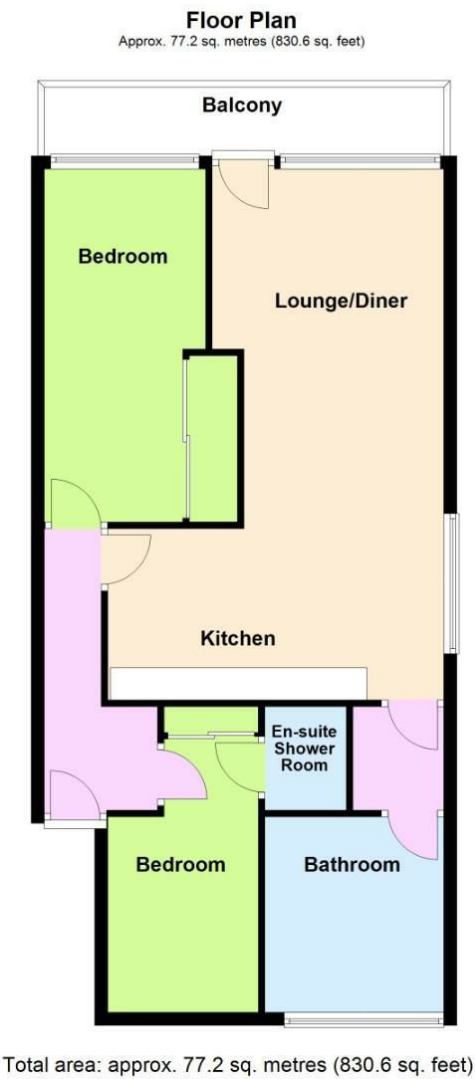
The seller has informed us that there is 999 years remaining on the lease



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk



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

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.