Robert Luff & Co

Goshawk Road, Lancing

Leasehold - £215,000

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Description

Robert Luff & Co are delighted to market this immaculately presented, nearly new, one double bedroom first floor apartment, located on the ever popular New Monks Park development. Beautiful walks are on the doorstep at Monks Farm Country Park - a 28 hectare country park with an abundance of wildlife. Shoreham town centre is a brisk 30 minute stroll over the old toll bridge and along the River Adur. The generous accommodation briefly comprises: Communal entrance hall, lift & stair access to first floor, personal front door, entrance hall with large storage cupboard, contemporary open plan living/dining room and kitchen with integrate appliances, impressive double bedroom with built in wardrobe and bathroom with full size bath. Outside, the property benefits from a parking space & EV charging point. VIEWING ESSENTIAL!!



Key Features

- Nearly New Apartment
- Popular New Monks Park Development
- Yards From Countryside Park
- One Double Bedroom
- Open Plan Living Room With Luxury Kitchen & Juliet Balcony
- Contemporary Bathroom
- Lift Access
- Residents Parking With EV Point
- EPC: B
- Council Tax Band: B





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Communal Entrance Hall
Lift & stairs to first floor.

Personal Front Door
To:

Entrance Hall
Large storage cupboard, radiator.

Open Plan Lounge/Kitchen
7.19m x 3.35m (23'7" x 11')
Lounge Area: Downlighters, Juliet balcony, radiator.
Kitchen Area: Fully fitted kitchen comprising: Range of fitted wall & base level units, worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, fitted electric oven, hob and extractor hood, integrated fridge & freezer, double glazed window to rear.

Bedroom
4.01m x 3.58m (13'2" x 11'9")
Double glazed window to front, built in wardrobes, radiator.

Bathroom
Fitted suite comprising: Panel enclosed bath with mixer tap & shower over, close coupled WC, wash hand basin, electric shaver point, heated towel rail.

Outside

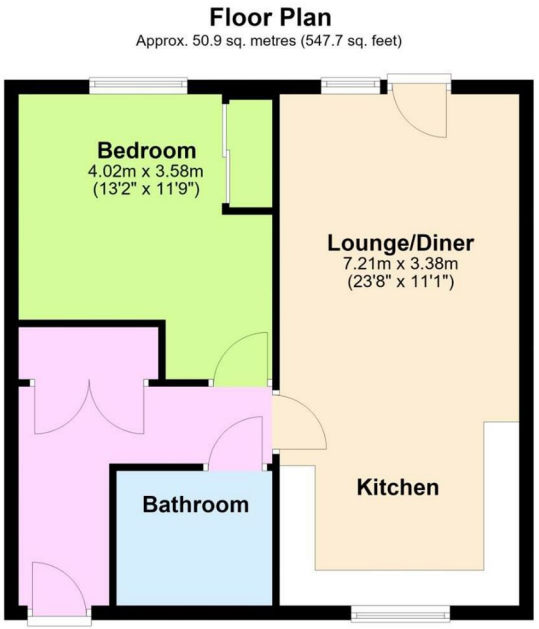
Allocated Parking Space
With EV charger.

Lease & Outgoings

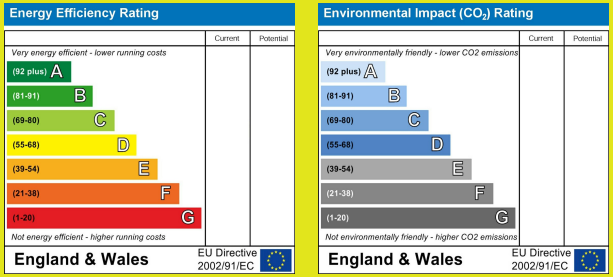
Lease: 999 Years from September 2025
Service Charge: Approx. £2,202.77



Floor Plan Goshawk Road



Total area: approx. 50.9 sq. metres (547.7 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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