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## Description

Robert Luff & Co are delighted to welcome to the market this fantastic first floor SEAFRONT APARTMENT which offers a south facing balcony and stunning sea views and is offered for sale with NO ONGOING CHAIN.

Located a stones throw from both Lancing beach and Brooklands Nature Reserve this property offers the ideal place for accessing local transport links to Brighton & Worthing as well as local amenities.

Internally the property offers two double bedrooms, a lounge diner, kitchen with countryside views, ample storage and family bathroom whilst outside the property benefits from a garage, visitor parking and communal gardens.

## Key Features

- First Floor Apartment With South Facing Balcony Offering Direct Sea Views
- Garage & Visitor Parking
- Stones Throw From Lancing Beach
- Good Size Lounge Dining Room
- No Ongoing Chain
- Two Double Bedrooms
- Close To Local Transport Links & Amenities
- Ample Storage
- Council Tax Band - B
- 148 Year Lease



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Robert  
Luff & Co



**Communal Door**  
entry system leading to:

**Communal Entrance Hall**  
Stairs to:

**First Floor**

**Front Door**  
leading to

**Entrance Hall**  
Three storage cupboards, doors to:

**Living Room**  
Wood laminate flooring, double glazed windows, radiator, double glazed patio door to balcony

**Bedroom One**  
Carpet, radiator, wood shutter blinds, double glazed window

**Bedroom Two**  
Carpet, radiator, double glazed window

**Kitchen**  
Tiled floor, range of eye and base level cupboards with work surfaces over, stainless steel sink drainer, oven with hob over and extractor, space for fridge and freezer, space for washing machine, double glazed window

**Outside**

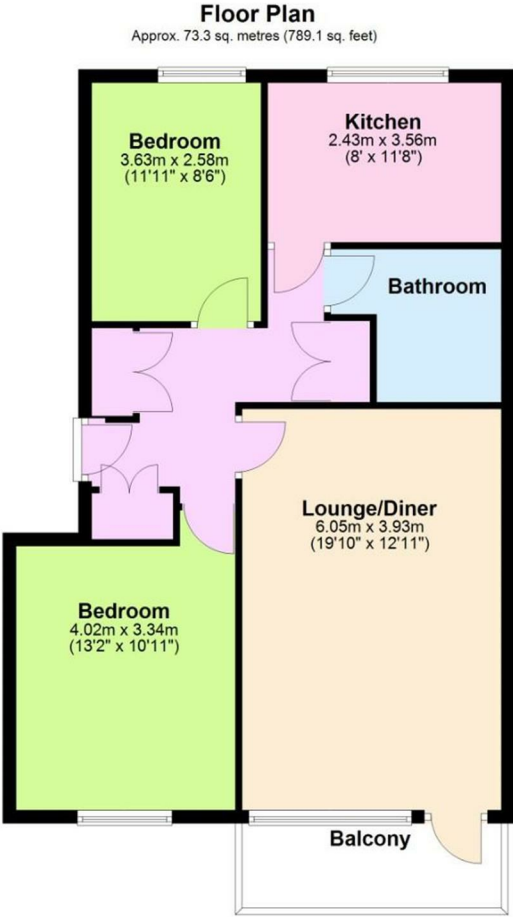
**Balcony**  
South facing balcony, tiled floor, sea views.

**Garage**  
up and over door

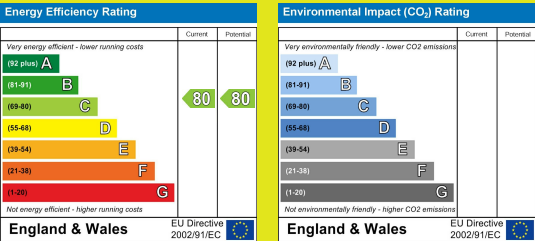
**Visitor Parking**  
Permit for visitor parking in communal car park

**Agent Notes**  
We have been advised that the seller pays £1439.32 PA for maintenance and £1 PA for ground rent. The lease length is currently 148 years

Floor Plan Brighton Road



Total area: approx. 73.3 sq. metres (789.1 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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