



East Lodge, Brighton Road, Lancing, BN15 8BQ

Offers Over £270,000



Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

Council Tax Band: A

- Two Double Bedrooms
- Ground Floor Apartment
- South Facing Patio/Balcony Area
- Garage
- Beautifully Presented Throughout
- Modern Fitted Kitchen
- Convenient Location Close To Shops And Beach
- L Shaped Lounge/ Diner
- Viewing Recommended

Discover coastal living in this spacious and beautifully presented two-bedroom ground-floor apartment, ideally situated within the popular East Lodge development directly on Lancing seafront. This home offers a bright and inviting lounge/dining room, a modern fitted kitchen, a contemporary wet room, and two comfortable double bedrooms, complemented by a private patio area, attractive communal gardens, and the added convenience of a garage.





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Internal Upon entering, a welcoming entrance hall leads to the heart of the home – a bright and spacious L-shaped lounge/dining room, perfect for both relaxation and entertaining. The galley-style kitchen has been thoughtfully modernised and fitted, providing a practical and stylish space for daily routines. The apartment features two well-proportioned double bedrooms, offering comfortable retreats, alongside a modern wet room designed for ease of use. The property is presented in excellent order throughout and benefits from generous storage.

External Step outside to a private patio area, offering a pleasant space to enjoy the outdoors and overlooking the well-maintained communal gardens. Residents also benefit from access to these attractive green spaces, perfect for leisurely strolls. A garage, conveniently located within a nearby compound, provides secure parking or additional storage.

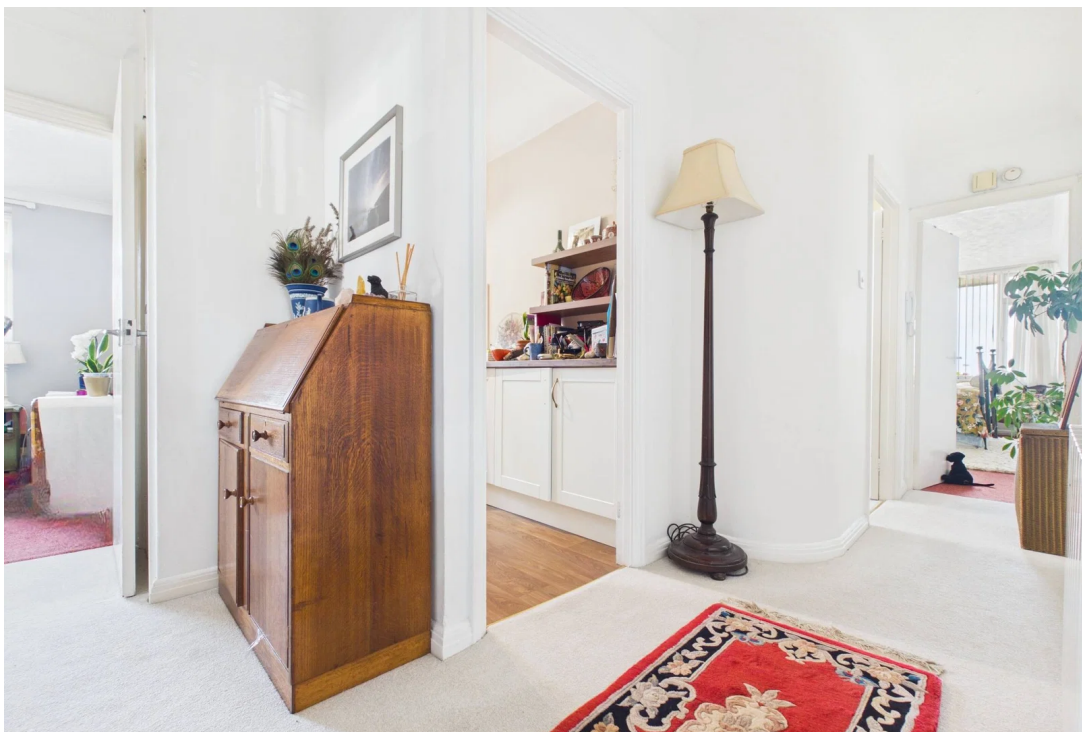
Location East Lodge boasts a sought-after position directly on Lancing seafront, providing immediate access to the beach and picturesque coastal walks. Lancing village centre, with its array of shops, cafés, and local amenities, is within easy reach, as is the mainline railway station, offering convenient transport links. This location combines the tranquility of seaside living with excellent local conveniences.

Outgoings

Share of Freehold - Lease remaining approx 930 years

Service charge - £2600.00

Ground Rent - £0





Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.