



1



1



1



C



Description

Robert Luff & Co are delighted to present this well proportioned, one double bedroom, first floor retirement flat for the over 60's, located in Freshbrook Court - a popular retirement complex situated in the heart of Lancing village centre. The well presented accommodation features: Entrance hall with large storage cupboard, living room, fitted kitchen, impressive double bedroom with fitted wardrobe and a contemporary shower room. Freshbrook Court benefits from a residents lounge, laundry and pretty communal gardens. NO ONWARD CHAIN.



Key Features

- First Floor Retirement Flat
- Double Bedroom With Fitted Wardrobe
- Residents Lounge & Laundry
- Passenger Lift
- Council Tax Band: B
- Village Centre Location
- Fitted Kitchen & Contemporary Shower Room
- Communal Gardens
- EPC: C
- No Onward Chain



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk



Communal Entrance Hall

Lift & stairs to first floor.

Personal Front Door

To:

Entrance Hall

Living Room

5.00m x 2.92m (16'5" x 9'7")

Kitchen

2.49m x 1.55m (8'2" x 5'1")

Bedroom

3.96m x 2.69m (13' x 8'10")

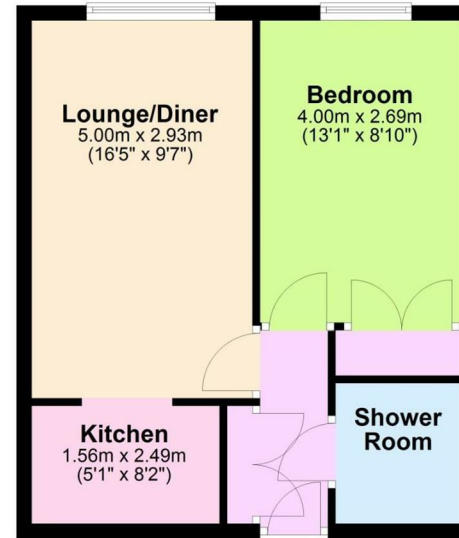
Shower Room



Floor Plan Freshbrook Road

Floor Plan

Approx. 38.1 sq. metres (409.8 sq. feet)



Total area: approx. 38.1 sq. metres (409.8 sq. feet)



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		76	83
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.

robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk