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## Description

Robert Luff & Co are delighted to bring to market this very well presented GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT situated in the popular BEACHVILLE COURT DEVELOPMENT with DIRECT ACCESS TO THE GARDEN and plenty of residents parking.

Accommodation offers a spacious entrance hall with a large storage cupboard, a spacious lounge/diner with a patio door to the garden, fitted kitchen with views of the garden, one double bedroom with fitted wardrobes and a good sized shower room. Other benefits include a communal residents lounge with regular activities and a sociable space to meet other residents, beautiful and well maintained front and rear communal gardens, residents parking and emergency pull cords in each room. The property is being sold with no ongoing chain and is available to residents over the age 60.

## Key Features

- Ground Floor Retirement Flat Located Within Popular Beachville Court Development
- Opposite Lancing Beach Green
- Communal Lounge & Gardens and Resident Parking
- Onsite Manager, Communal Residents Lounge & Pull Cords In Each Room
- Direct Access To Communal Gardens
- Well Presented Throughout
- Easy Access To Local Transport Links Including N700 Bus
- Guest Bedroom Available For Hire
- 104 Years Lease Remaining
- Council Tax B & EPC Rating B From Lounge



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Luff & Co





#### Location

Beachville Court is ideally located on Brighton Road in Lancing, directly opposite the beach, with excellent bus and train connections.

This retirement development offers easy access to Lancing's relaxed coastal lifestyle, with cafés, shops, and scenic walks just steps away. For local and regional travel, several bus routes serve Brighton Road, including the 700, N700, 19A, and 16, easily connecting residents to Shoreham-by-Sea, Brighton, and surrounding areas.

#### Inside

This well-presented generous sized one double bedroom flat features an intercom phone security system, a convenient storage cupboard housing the consumer unit and boiler, a bright lounge-diner with views over the well maintained communal garden, and a compact kitchen also overlooking the garden.

Communal areas include a lounge and kitchen where regular activities are held. There are also separate guest rooms available to hire for loved ones to stay.



#### Outside

The property offers residents' parking, large communal gardens with laid lawns and flat assessable patio areas, plus outdoor charging points.

#### Lifestyle

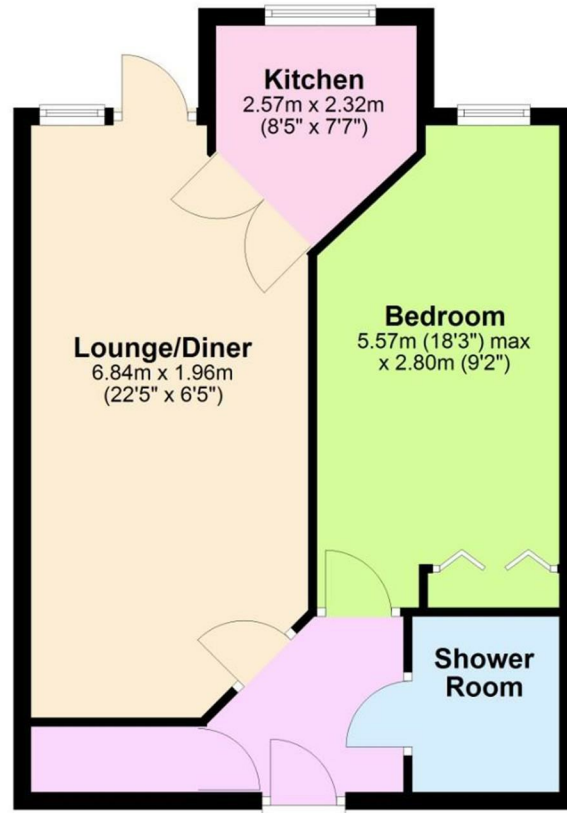
Living at Beachville Court offers the best of both worlds: the comfort of independence with the option of companionship. Residents enjoy the privacy of their own self-contained flats, perfect for quiet mornings or peaceful evenings. Yet just outside your door, the communal lounge and kitchen host regular activities, creating a warm, sociable atmosphere for those who enjoy company. Whether you prefer your own space or like to join in with others, Beachville Court supports your lifestyle - on your terms.

#### Agent Notes

Contact agent for details of Maintenance and Ground rent fees.  
Remaining 104 years on Lease

## Floor Plan Brighton Road

**Floor Plan**  
Approx. 49.6 sq. metres (534.0 sq. feet)



Total area: approx. 49.6 sq. metres (534.0 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		EU Directive 2002/91/EC	
		82	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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