Robert Luff & Co

Brighton Road, Lancing

Leasehold - Offers Over £200,000

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Description

Robert Luff & Co are delighted to bring to market this very well presented GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT situated in the popular BEACHVILLE COURT DEVELOPMENT with DIRECT ACCESS TO COMMUNAL GARDENS. Accommodation offers a spacious entrance hall with two large storage cupboards, a bright south facing lounge/diner with double patio doors to the private patio garden, fitted kitchen with sea glimpses, two double bedrooms with fitted wardrobes and covenant 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 has recently benefitted from new carpets flooring and redecoration, 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
- New Carpets And Flooring & Decorated Throughout
- Easy Access To Local Transport Links Including N700 Bus
- Two Double Bedrooms With Sea Glimpses
- Onsite Manager, Communal Residents Lounge & Pull Cords In Each Room
- Direct Access To A South Facing Patio & Residents Car Park
- Opposite Lancing Beach Green
- Retirement Block With Communal Lounge & Gardens
- Guest Bedroom Available For Hire
- No Ongoing Chain





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Communal Front Door
Entry phone door leading to:

Residents Lounge/Hall
Residents communal lounge with kitchenette & managers office

Front Door
Leading to:

Internal hallway
Carpet, electric heater, spacious with two large storage cupboards, doors to:

Lounge/Dining Room
6.93m x 3.23m (22'9 x 10'7)
Carpet, electric heater, electric fire with surround, double glazed patio doors to private patio seating area and direct access to car parking, door to:

Kitchen
2.13m x 2.13m (max) (7'84 x 7 (max))
range of eye and base level cupboards with built in eye level oven and electric hob over, space for fridge freezer & washing machine, stainless steel sink drainer, double glazed south facing window.

Bedroom One
4.78m x 2.79m (15'8 x 9'2)
Carpet, electric heater, double glazed window, pull cord, built in wardrobes

Bedroom Two
4.14m x 2.79m (13'7 x 9'2)
Carpet, electric heater, double glazed window, pull cord.

Shower Room
Walk in shower enclosure, low level flush w/c, vanity inset basin, heated towel rail, wall mounted heater

Outside

Residents Parking
As and when basis

Private Patio Seating Area
Private south facing patio seating area

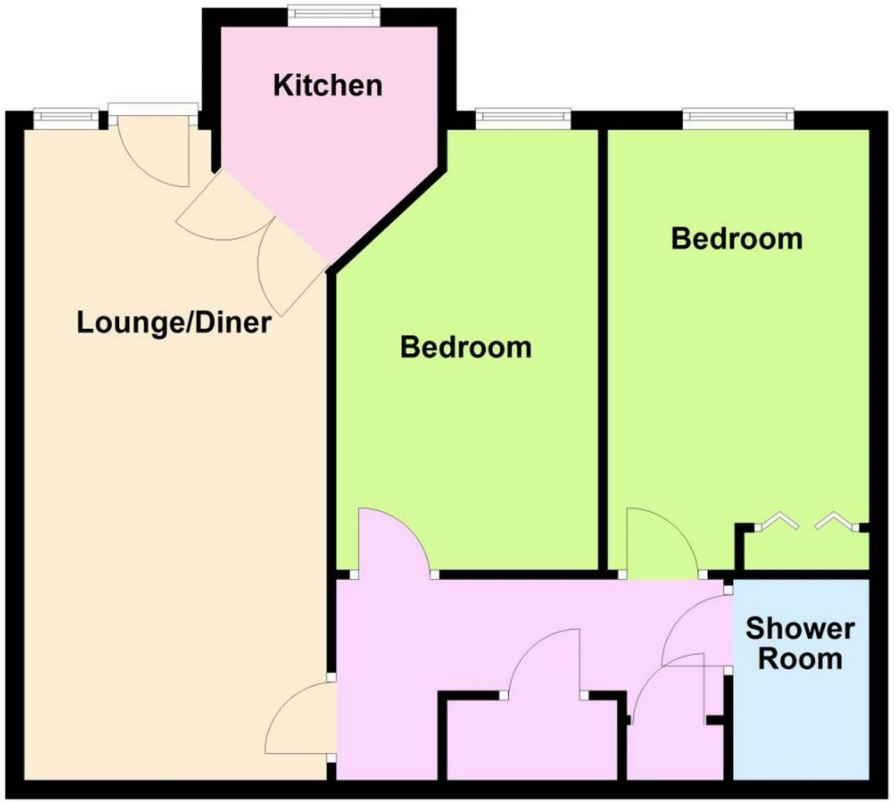
Communal Gardens
Beautiful and well maintained front and rear communal gardens mainly laid to lawn with seating areas, shrubs and trees

Agent Notes
We understand that there are 101 years remaining on the lease

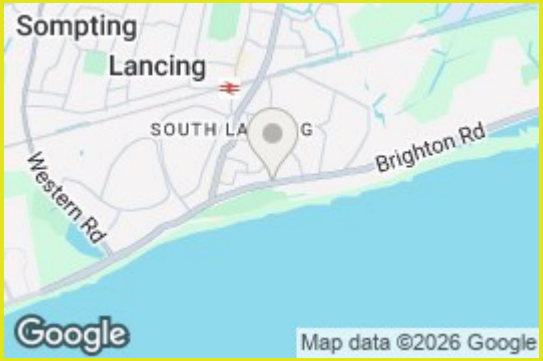
Floor Plan Brighton Road

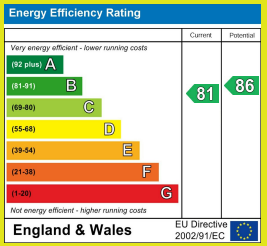
Floor Plan

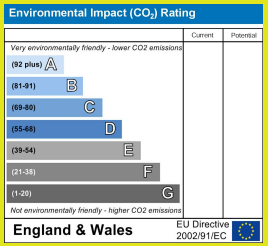
Approx. 65.4 sq. metres (704.0 sq. feet)



Total area: approx. 65.4 sq. metres (704.0 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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