



**Admiral Court 14-16, Brighton Road, Lancing, BN15 8SN**

Offers Over **£250,000**





**Property Type:** Retirement

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** D

- Two-bedroom seafront apartment
- Private balcony with sea views
- Spacious lounge/diner
- Modern fitted kitchen
- Lift access & secure entry
- Allocated undercroft parking
- Excellent transport and beachfront location
- Ideal for coastal living or as a lock-up-and-leave

Enjoy the best of seaside living in this bright and spacious two-bedroom first-floor retirement apartment, ideally positioned directly opposite Lancing beach within the well-regarded Admiral Court development. Featuring a private generous balcony with sea views, secure gated parking, and lift access, this well-maintained property offers an ideal home for downsizers, professionals, or those seeking a peaceful coastal retreat.





## Summary

Enjoy the best of seaside living in this bright and spacious two-bedroom first-floor retirement apartment, ideally positioned directly opposite Lancing beach within the well-regarded Admiral Court development. Featuring a private generous balcony with sea views, parking, and lift access, this well-maintained property offers an ideal home for downsizers, professionals, or those seeking a peaceful coastal retreat.

## Internal

The apartment offers generous proportions throughout, beginning with a welcoming hallway leading to a bright lounge/dining room with sliding doors opening to a private balcony overlooking the beach, perfect for enjoying morning coffee or evening sunsets. The modern fitted kitchen includes a range of units, ample worktop space, and integrated appliances. There are two bedrooms, the principal being a spacious double with built-in storage and sea views, and a further good-sized second bedroom ideal as a guest room or home office. A contemporary bathroom features a large walk-in shower, vanity unit, and neutral tiling. The apartment benefits from electric heating, double glazing, and a well-maintained finish throughout.

## External

Admiral Court is a modern, purpose-built block situated on the seafront, offering residents lift access to all floors, secure entry system, and allocated undercroft parking. The balcony provides uninterrupted views across the beach, offering a perfect spot to relax and watch the world go by.

## Situated

Set on Brighton Road, this sought-after coastal location provides direct access to Lancing seafront and coastal walks, while still being conveniently close to Lancing village centre, offering local shops, cafés, and transport links. Lancing train station provides direct routes to Worthing, Brighton and London, and nearby road links (A259/A27) make commuting easy. The area is also well-served by local bus routes and leisure amenities, including the seafront greensward and cafés

## Outgoings

Service charge - TBC

Lease length - TBC

Ground Rent - TBC





Whilst we endeavour to make our 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.