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## Description

Robert Luff and Co are delighted to offer to market this beautifully presented two-bedroom ground floor flat offers a perfect blend of comfort and practicality, with a welcoming entrance hall providing ample storage, a bright dual-aspect lounge, and a recently refitted bathroom finished to a modern standard. The property further benefits from gas central heating, well-maintained communal gardens, and the convenience of unallocated off-road parking. With its sought-after location, convenient amenities and pleasant décor this home is an ideal choice for first-time buyers, downsizers, or investors seeking a ready-to-move-in property, this flat represents a smart purchase in one of the South Coast's most well-connected seaside communities.

## Key Features

- Ground Floor Flat
- Dual Aspect Lounge
- Very Long Lease Remaining
- Communal Gardens
- EPC Rating D
- Two Double Bedrooms
- Seafront Location
- Recently Refitted Bathroom
- Unallocated Parking
- Council Tax B



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### Location

Milford Court presents an excellent opportunity to secure a desirable coastal home in the thriving village of Lancing, ideally positioned on the seafront road between the popular towns of Shoreham and Worthing. This property benefits from close proximity to the beach, offering easy access to coastal walks and leisure activities, while superb transport links, including rail & bus services and major road accessibility, make commuting and travel straightforward.

### Inside

This well-presented two-bedroom ground floor flat offers a practical and inviting layout, featuring ample storage space within the entrance hall and a bright dual-aspect lounge that creates a light and airy living environment. The property benefits from a recently refitted bathroom, adding a modern touch, while gas central heating ensures comfort and efficiency.

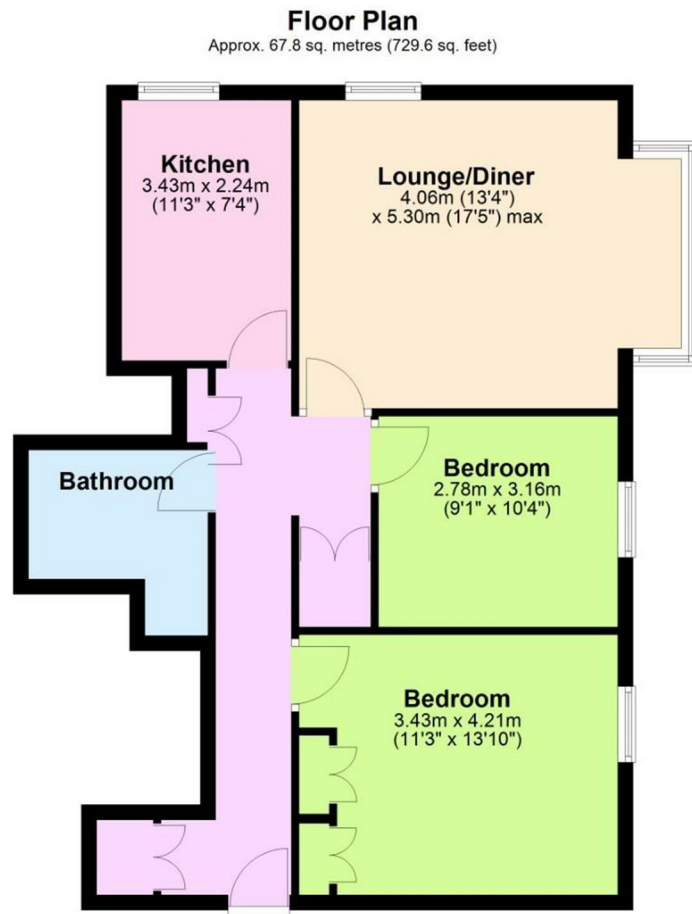
### Outside

The property is complemented by attractive communal gardens, providing a pleasant outdoor space for residents to enjoy, along with the convenience of unallocated off-road parking and an additional storage locker on the first floor.

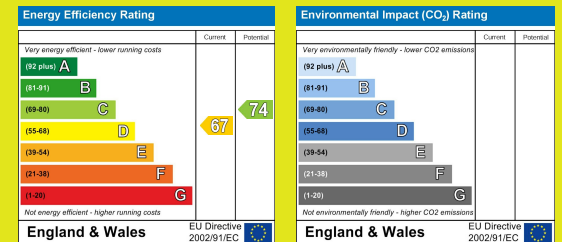
### Lifestyle

This charming ground floor flat offers a relaxed and convenient lifestyle, with its spacious dual-aspect lounge creating a bright and welcoming living space, complemented by a modern refitted bathroom and practical storage in the entrance hall. Residents can enjoy the well-kept communal gardens as a peaceful retreat, while the benefit of unallocated off-road parking adds everyday ease. Combining comfort, functionality, and attractive shared outdoor areas, the property is perfectly suited for those seeking a balanced home environment with both practicality and enjoyment.

## Floor Plan Brighton Road



Total area: approx. 67.8 sq. metres (729.6 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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