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Description

Robert Luff & Co are excited to present this beautiful TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT located in this exclusive retirement complex on Lancing seafront. Lancing beach and The Perch cafe/restaurant are literally across the road and the village centre is just a short walk away. The 700 bus service passes along the Brighton Road providing easy access to Shoreham, Brighton, Worthing & beyond. The impressive accommodation comprises: Entrance hall with large storage cupboard, South facing lounge/diner with door onto South facing patio area, fitted kitchen, primary bedroom with built in wardrobes, further double bedroom and modern shower room. The property further benefits from use of communal residents lounge and laundry room. Viewing essential - NO CHAIN!

Key Features

- Ground Floor Retirement Flat
- Two Double Bedrooms
- 22ft Lounge/Diner
- Close To Beach & Village
- EPC: C
- Beautifully Presented
- Modern Kitchen & Shower Room
- South Facing Patio Area
- No Onward Chain
- Council Tax Band: C



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Entrance Hall

Coving, large storage cupboard, further cupboard housing hot water boiler & consumer unit.

Lounge/Diner

6.96m x 3.30m (22'10" x 10'10")

Coving, night storage heater, double glazed window & door to patio.

Kitchen

2.57m x 2.31m max (8'5" x 7'7" max)

Irregular shape. Double glazed window to front. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating single drainer sink unit with mixer tap, fitted electric oven, hob & extractor hood over, space & plumbing for washing machine & dishwasher, tiled splash-backs.

Shower enclosure with electric shower, close coupled WC, vanity unit with inset wash hand basin & cupboard under, wall mounted heater.

Outside

Patio

Room for bistro set with outlook over Beach Green & the beach huts beyond.



Bedroom One

4.19m x 2.77m (13'9" x 9'1")

Coving, double glazed window to front, built in wardrobes, night storage heater.

Bedroom Two

4.78m x 2.79m max (15'8" x 9'2" max)

Coving, double glazed window to front, night storage heater.

Shower Room

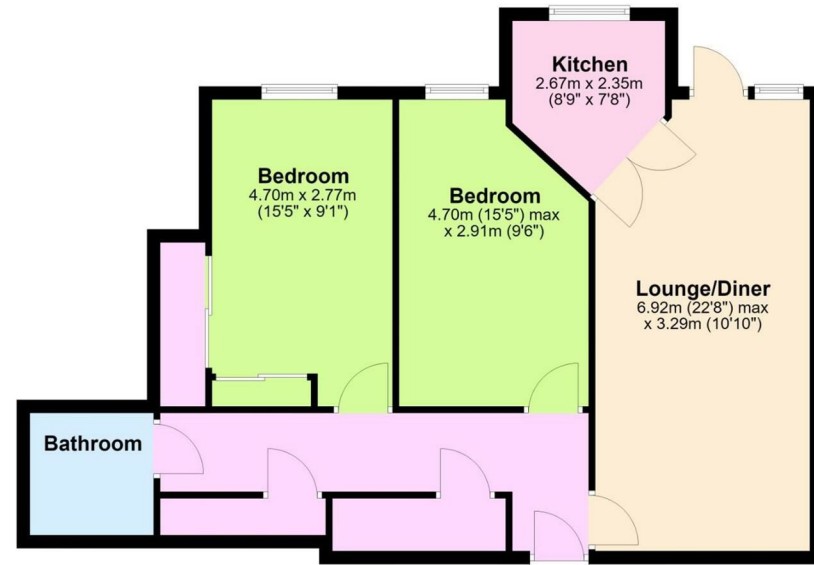
Modern suite comprising:



Floor Plan Brighton Road

Floor Plan

Approx. 73.1 sq. metres (787.3 sq. feet)



Total area: approx. 73.1 sq. metres (787.3 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			
		73	80
England & Wales		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.



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