



PEAR
PROPERTIES



Roberts Road, Lancing

£275,000



9 Roberts Road

Lancing, Lancing

Beautiful 2-bed ground floor flat with private entrance, sunroom, garden, period features, modern kitchen, share of freehold, 999-year lease, near seafront, shops, and station.

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Two Bedroom Ground Floor Flat With Private Garden
- Private Entrance
- Character Features Throughout Including Wood Burning Stove & Exposed Floorboards
- Modern Kitchen
- Feature Sunroom/Dining Room Opening To Garden
- Modern Bathroom With Shower
- Lots Of Storage Areas
- Share Of Freehold, 999 Year Lease & No Fixed Maintenance Charges
- Lots Of Natural Light Throughout
- Great Location Close To The Seafront, Station & Shops



Dining Room

6' 7" x 5' 9" (2.00m x 1.76m)

Living Room

13' 9" x 9' 11" (4.18m x 3.03m)

A spacious living room with a feature wood burner and exposed floorboards.

Sunroom

4' 3" x 11' 8" (1.29m x 3.55m)

A feature sunroom with space for a dining table offering access to the kitchen and directly out to the garden.

Kitchen

5' 9" x 9' 8" (1.75m x 2.94m)

A modern fitted kitchen with space for appliances, opening to the sunroom and overlooking the garden.

Bedroom 2

9' 3" x 6' 1" (2.83m x 1.86m)

A second bedroom ideal for guests or as a home office.

Bedroom 1

11' 5" x 9' 11" (3.47m x 3.02m)

A double bedroom with a large bay overlooking the front garden. Fitted eaves storage.



Bathroom

6' 4" x 5' 11" (1.93m x 1.81m)

Fitted bathroom with a shower over the bath and vanity storage under the basin. Double glazed window to front.

GARDEN

An enclosed private rear garden, laid to lawn with a patio seating area and a side gate.





Approximate total area⁽¹⁾

49.5 m²
532 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Pear Properties

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