



2



1



1



C



Description

**** New 125 Year Lease On Completion****

Robert Luff & Co are delighted to present this fantastic opportunity to acquire this well-presented two double bedroom property, ideally positioned just a stone's throw from Lancing seafront. Boasting sea views throughout, the property offers a wonderful coastal lifestyle and is ideally suited to both homeowners, and investors alike.

The accommodation comprises two well-proportioned double bedrooms, a contemporary fitted kitchen, spacious south-facing lounge, and a modern bathroom. Additionally, the property benefits from a storage shed and easily accessible parking.

With the seafront on your doorstep and the added benefit of a new 125-year lease to be granted upon completion, this is an excellent opportunity to secure a coastal home in a highly desirable location.

Key Features

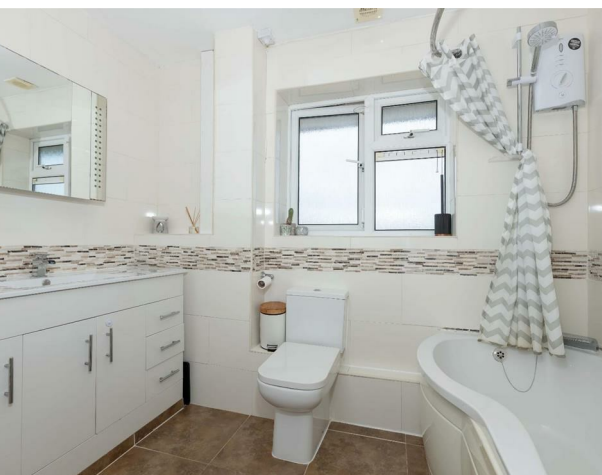
- Beautifully Presented First Floor Flat
- Contemporary Fitted Kitchen
- Sea Views Throughout
- Easy Accessible Parking
- Additional Storage Shed
- Two Double Bedrooms
- Spacious South Facing Lounge
- Stones Throw From Seafront
- Council Tax Band - B
- EPC Rating - C



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co



Location

Beachcroft place is just a stone throw away from the seafront and set in the highly desirable coastal village of Lancing, perfectly positioned between Shoreham-by-Sea and Worthing, offering the ideal balance of relaxed seaside living and everyday convenience. Within walking distance of local shops, transport links and Ofsted "excellent rated" schools.

With its beautiful seafront, promenade and stunning coastal views, Beachcroft is a fantastic place to enjoy life by the sea. The area offers a selection of local shops, cafés, pubs and amenities, while nearby Shoreham and Worthing provide an even wider choice of restaurants, shopping and leisure facilities.

For commuters, Lancing railway station provides direct connections along the south coast and towards Brighton and London, and with bus stops at your footstep, transport could never be so easy.

With sea views, coastal walks and the beach all within easy reach, this is a fantastic location for those looking to enjoy the very best of seaside living.

Inside

The property offers well-proportioned and thoughtfully arranged accommodation throughout. At its heart is a spacious south-facing lounge, creating a bright and welcoming space to relax, entertain and enjoy the sea views throughout the day. The contemporary fitted kitchen combines style and practicality, while the property benefits from two generous double bedrooms, offering

excellent flexibility for first time buyers, couples, families, guests or those working from home. A separate utility room and a well-appointed bathroom completes the accommodation, resulting in a comfortable and versatile home with a light, modern feel throughout. There is plenty of storage with flat. Additional storage shed on the ground floor of the block.

Further Benefits

The property further benefits from a useful storage shed, ideal for storing bikes, beach equipment and everyday essentials. There is also easily accessible parking, adding further convenience to this superb coastal home. Low outgoings with the service charge being £768 per year and the ground rent being £10 per annum.

Lifestyle

Just moments from Lancing seafront, this wonderful home offers the perfect blend of relaxed seaside living and everyday convenience.

Wake up to beautiful sea views, enjoy morning walks along the beach, or unwind in the evening as the sun sets over the coast. With the spacious south-facing lounge, contemporary kitchen and generous bedrooms, the property is perfectly suited to enjoying a laid-back coastal lifestyle.

With the seafront practically on your doorstep, this is more than just a home — it's a lifestyle by the sea.

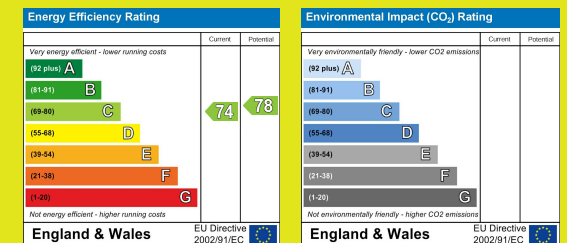
Floor Plan Beachcroft Place

Floor Plan

Approx. 61.0 sq. metres (656.9 sq. feet)



Total area: approx. 61.0 sq. metres (656.9 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.

robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE

01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co