Robert Luff & Co

Brighton Road, Lancing

Leasehold - Share of Freehold - Asking Price £200,000

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Description

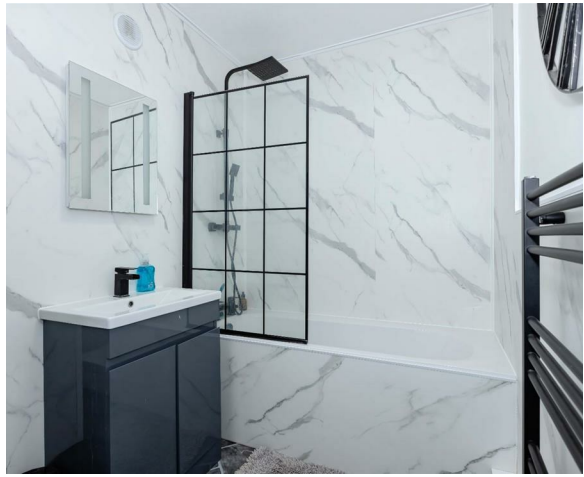
Robert Luff and Co are delighted to offer to market this well presented two-bedroom ground floor flat offers a perfect blend of comfort and practicality, with a welcoming entrance hall providing ample storage, a dual-aspect lounge, and a recently refitted bathroom finished to a modern standard. The property further benefits from gas central heating, well-maintained communal gardens, and the convenience of unallocated off-road parking. With its sought-after location yards from the beach and convenient amenities 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. No Onward Chain!



Key Features

- Chain Free Ground Floor Flat
- Two Double Bedrooms
- Dual Aspect Lounge
- Seafront Location
- Share Of Freehold With Very Long Lease Remaining
- Recently Refitted Bathroom
- Communal Gardens
- Unallocated Parking
- EPC Rating D
- 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.

Communal Entrance Hall
Personal front door to:

Entrance Hall
Laminate flooring, storage cupboards

Living Room
5.31m max into bay x 4.06m (17'5" max into bay x 13'4")
Dual aspect double glazed windows to rear & side, laminate flooring, feature fireplace surround, radiator.

Kitchen
3.43m x 2.24m (11'3" x 7'4")
Double glazed window to rear. Range of fitted wall & base level units, fitted roll edged worksurfaces, incorporating stainless steel single drainer sink unit with mixer tap, fitted electric oven, hob & hood, space & plumbing for washing machine, dishwasher and fridge, tiled splashbacks.

Bedroom One
3.43m x 4.22m (11'3" x 13'10")
Double glazed window to side, radiator, wardrobe cupboards.

Bedroom Two
3.15m x 2.77m (10'4" x 9'1")
Double glazed window to side, radiator.

Bathroom
Contemporary suite comprising: Panel enclosed bath with shower screen & shower, vanity unit with inset wash hand basin & cupboard under, close coupled WC, heated towel rail, fitted light up mirror.

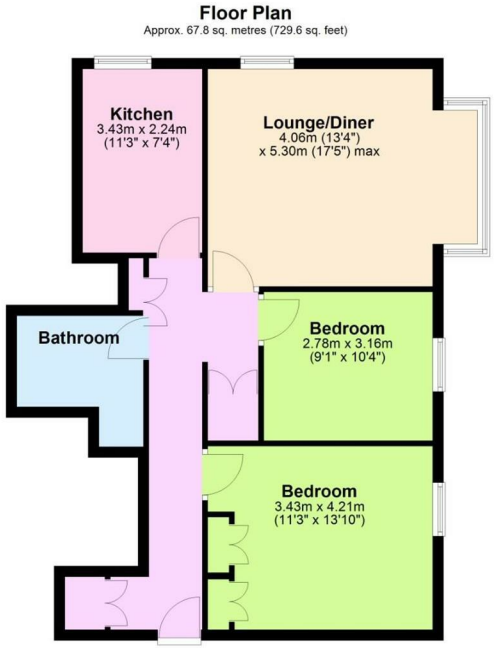
Outside

Commanal Gardens
Attractive communal gardens with seating areas and sea views.

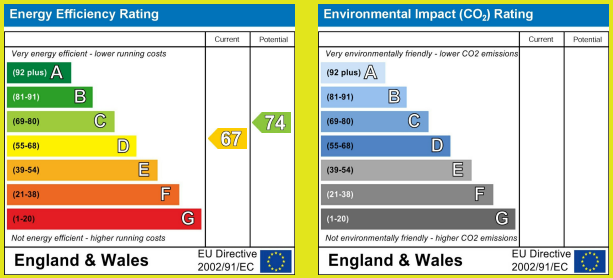
Parking
Unallocated parking.



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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