



Brighton Road, Lancing

Offers Over
£200,000
Leasehold

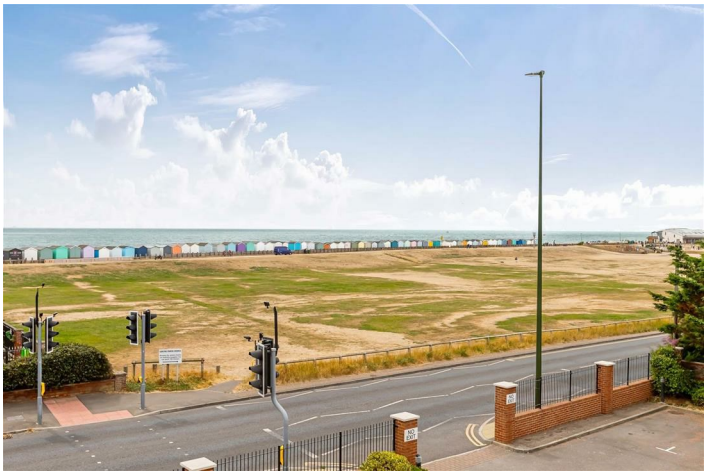
- Top Floor Retirement Flat - Balcony with Sea Views
- Popular Beachville Court Development
- Guest Bedroom Available For Hire
- Fitted Kitchen
- Onsite Manager, Communal Residents Lounge & Pull Cords In Each Room
- Two Double Bedrooms
- Lounge/Dining Room
- Shower Room
- No Ongoing Chain
- Easy Access To Local Transport Links Including 700 and N700 Bus

Robert Luff & Co are delighted to bring to market this very well presented TOP FLOOR (LIFT) TWO BEDROOM APARTMENT WITH DIRECT SEA VIEWS (from both bedrooms, kitchen and lounge) AND PRIVATE BALCONY Situated in the popular BEACHVILLE COURT DEVELOPMENT with attractive communal gardens. Accommodation offers security entryphone system with lift to the second floor. The apartment has a spacious entrance hall with two large storage cupboards, a bright south facing lounge/diner with double doors to the balcony with direct sea views. Fitted kitchen with sea views, two double bedrooms with fitted wardrobes and convenient shower room. Other benefits include a communal residents lounge with regular activities and a sociable space to meet other residents, beautiful and well maintained front and rear communal gardens, residents parking and emergency pull cords in each room. The property is being sold with no ongoing chain and is available to residents over the age 60. Please call to arrange a viewing

T: 01903 331737 E: lancing@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Communal Front Door
Lift to second floor

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

Residents Lounge/Hall
Residents communal lounge with kitchenette & managers office

Lounge/Diner (with balcony)
Electric heater, electric fire with surround, double glazed patio doors to private balcony. Direct sea views.

Kitchen
range of eye and base level cupboards with built in eye level oven and electric hob over, space for fridge freezer & washing machine, stainless steel sink drainer, Direct sea views.

Bedroom One
Electric heater, double glazed window, pull cord, built in wardrobes

Bedroom Two (Or Further Reception Room)
Electric heater, double glazed window, pull cord.

Shower Room
Walk in shower enclosure, low level flush w/c, vanity inset basin, heated towel rail, wall mounted heater

Outside

Residents Parking
As and when parking.

Balcony
Accessed via patio dor from lounge. Sea views

Communal Gardens
Beautiful and well maintained front and rear communal gardens mainly laid to lawn with seating areas, shrubs and trees

Agents Notes
We understand that there are 101 years remaining on the lease

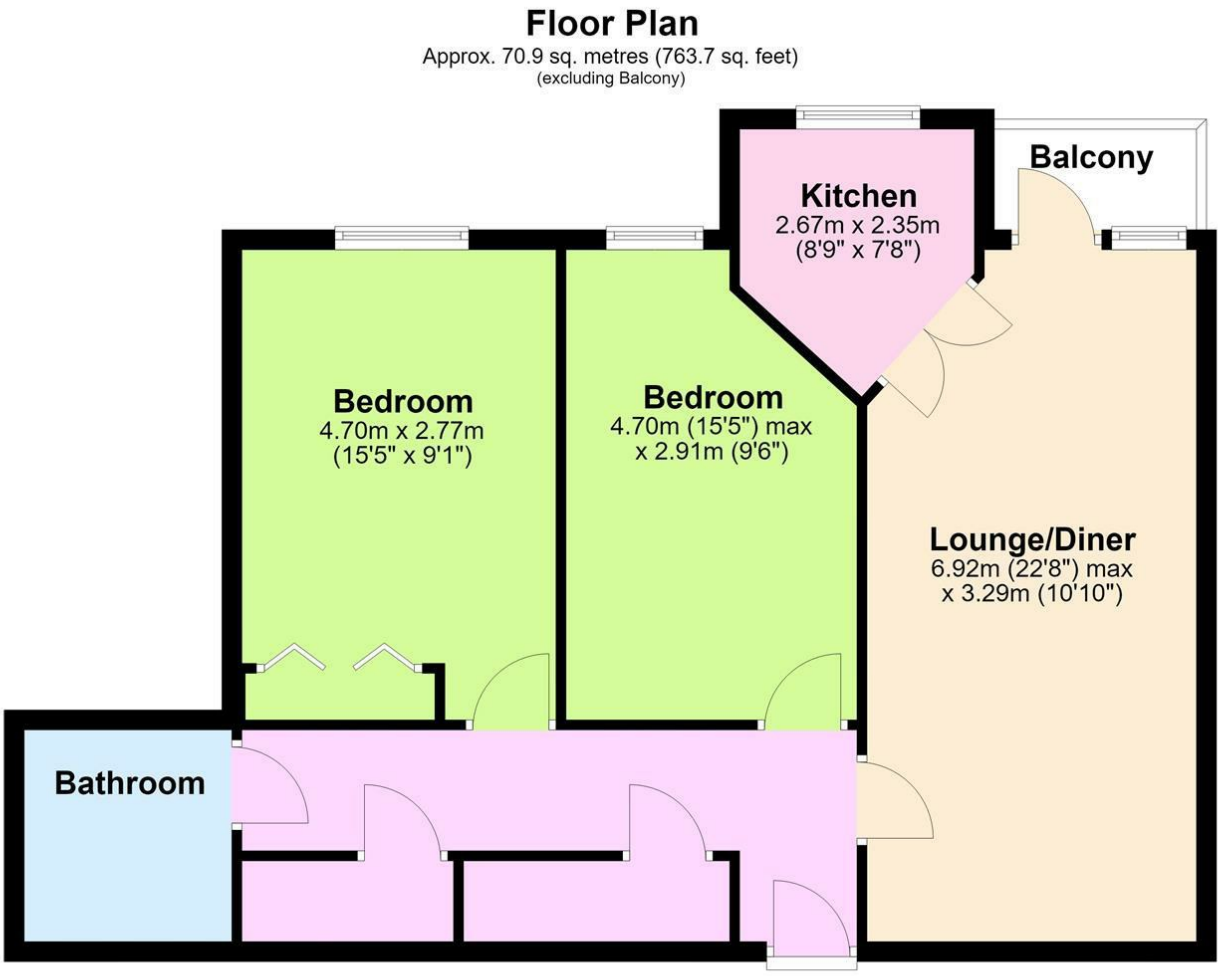




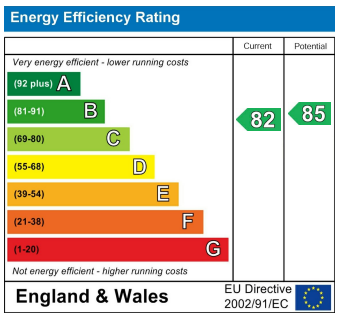


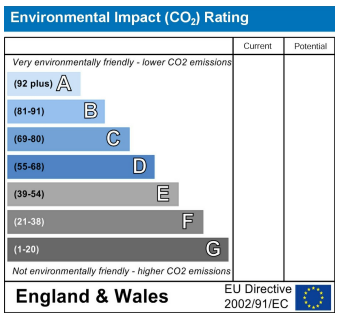
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Floorplan



Total area: approx. 70.9 sq. metres (763.7 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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