



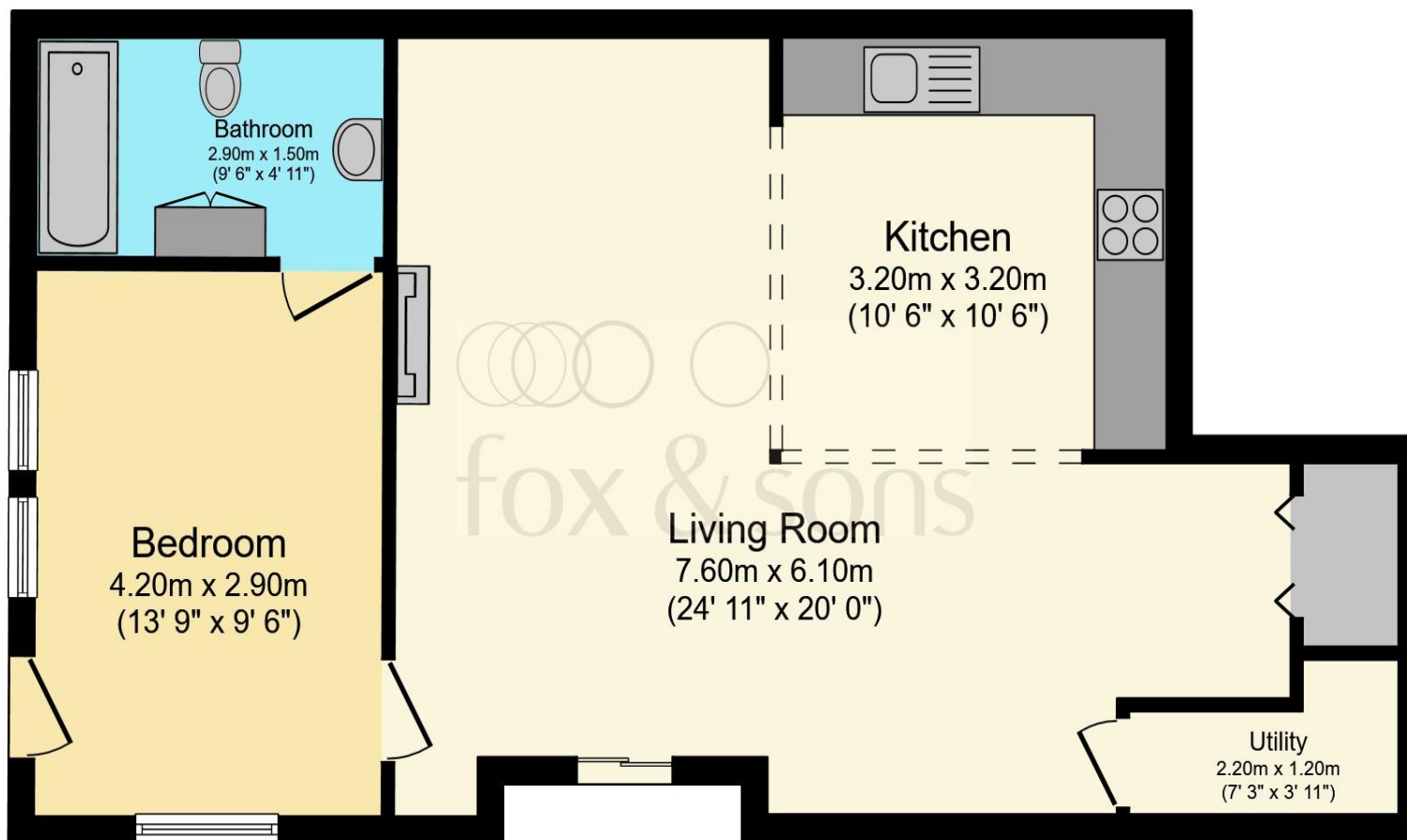
Pebble View Brighton Road, LANCING BN15 8ET

welcome to

Pebble View Brighton Road, LANCING

A spacious ONE DOUBLE BEDROOM ground floor apartment for lovers of COASTAL LIVING, with versatile open plan kitchen/dining and living areas, and generous bathroom. There is a utility area and built in storage to the living area which also features patio doors onto a charming patio garden. Parking.





Living Room

Kitchen

10' 6" x 10' 6" (3.20m x 3.20m)

Utility

7' 3" x 3' 11" (2.21m x 1.19m)

Bedroom

13' 9" x 9' 6" (4.19m x 2.90m)

Bathroom

9' 6" x 5' 11" (2.90m x 1.80m)

Total floor area 61.1 m² (657 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Pebble View Brighton Road, LANCING

- BRIGHT AND SPACIOUS COASTAL LIVING APARTMENT
- OPEN PLAN LIVING, PRIVATE PATIO GARDEN, PARKING
- A STONE'S THROW FROM THE BEACH
- GENEROUS ACCOMMODATION WITH DOUBLE BEDROOM
- LARGE BATHROOM, EXTRA STORAGE AND UTILITY

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£200,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LCG105414



Property Ref:
LCG105414 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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directions to this property:

Please contact Fox and Sons on 01903 766041 for directions.

AGENTS NOTE:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.


fox & sons



01903 766041



Lancing@fox-and-sons.co.uk



8/10 North Road, LANCING, West Sussex,
BN15 9AE



fox-and-sons.co.uk