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Description

Robert Luff & Co are delighted to present this well proportioned, one double bedroom, first floor retirement flat for the over 60's, located in Freshbrook Court - a popular retirement complex situated in the heart of Lancing village centre. The well presented accommodation features: Entrance hall with large storage cupboard, living room, fitted kitchen, impressive double bedroom with fitted wardrobe and a contemporary shower room. Freshbrook Court benefits from a residents lounge, laundry and pretty communal gardens. NO ONWARD CHAIN.



Key Features

- First Floor Retirement Flat
- Double Bedroom With Fitted Wardrobe
- Residents Lounge & Laundry
- Passenger Lift
- Council Tax Band: B
- Village Centre Location
- Fitted Kitchen & Contemporary Shower Room
- Communal Gardens
- EPC: C
- No Onward Chain



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Communal Entrance Hall

Lift & stairs to first floor.

Personal Front Door

To:

Entrance Hall

Living Room

5.00m x 2.92m (16'5" x 9'7")

Kitchen

2.49m x 1.55m (8'2" x 5'1")

Bedroom

3.96m x 2.69m (13' x 8'10")

Shower Room



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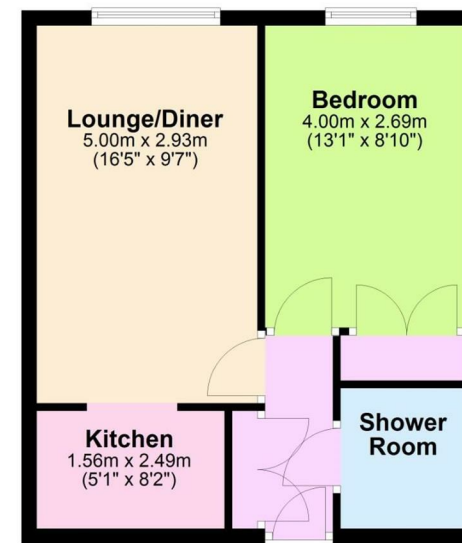
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Floor Plan Freshbrook Road

Floor Plan

Approx. 38.1 sq. metres (409.8 sq. feet)



Total area: approx. 38.1 sq. metres (409.8 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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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