



Meadway Court, Brighton

Offers In The Region Of
£230,000
Leasehold

- 72 Square Metre Maisonette
- Balcony
- Loft Access
- Popular Southwick Location
- EPC: E
- Two Bedrooms
- South Facing Living Room
- Double Glazing
- Close Schools & Beach
- Council Tax Band: B

Robert Luff & Co are delighted to present this incredibly spacious 782 square foot maisonette WITH GARAGE, ideally located in the Meadway Court development, just off of Kingston Lane in Southwick. Southwick square, railway station and Kingston Beach, which is popular with water sports enthusiasts, anglers and sea swimmers are all within half a mile and several well regarded schools are close by, including The Glebe primary and Shoreham Academy. The impressive accommodation comprises: Entrance hall, South facing living room, kitchen, stairs to top floor landing with loft access and door to balcony, generous primary bedroom with fitted wardrobes and Southerly sea glimpses, further bedroom and bathroom. The property further benefits from a long lease and garage en-bloc. VIEWING ESSENTIAL!!!

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Communal Entrance Hall

Stairs to top floor landing.

Double Glazed Front Door

To:

Entrance Hall

Cupboard housing fuse box, door intercom system.

Lounge 16'1" x 11'7" (4.90m x 3.53m)

Southerly aspect double glazed windows, coving.

Kitchen 11'1" x 9'10" (3.38m x 3.00m)

Double glazed window to front. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, fitted electric oven, hob and extractor hood, space and plumbing for washing machine & dishwasher, tiled splash-backs, large storage cupboard.

Landing

Stairs from entrance hall, loft access, airing cupboard, double glazed window with down-land views, door to:

Balcony

Rail enclosed, artificial grass, down-land views.

Bedroom One 14'1" x 11'8" to wardrobe doors (4.29m x 3.56m to wardrobe doors)

Southerly aspect double glazed windows with distant sea views, coving, built in wardrobes.

Bedroom Two 13'3" x 6'9" (4.04m x 2.06m)

Coving, double glazed window to front with down-land views, dado rail, door to balcony.

Bathroom

Double glazed window. Fitted suite comprising: Panel enclosed bath with electric shower over, wash hand basin, close coupled W.C., electric shaver point, part tiled walls.

Garage

En-Bloc. Number 73.

Lease & Maintenance

The sellers have advised us of the following:

Lease: 935 Years Remaining

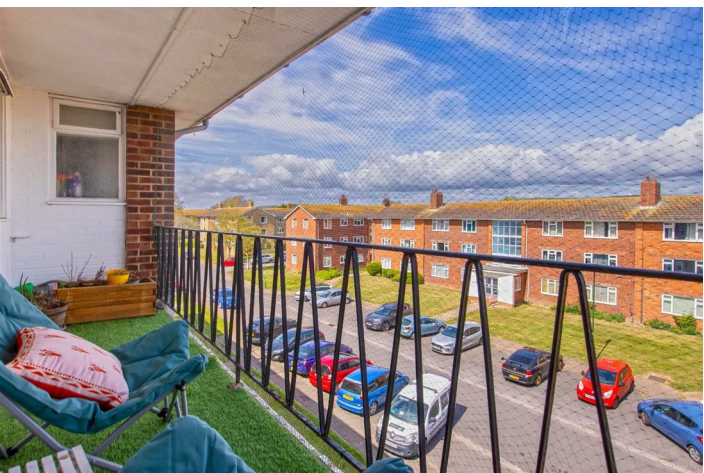
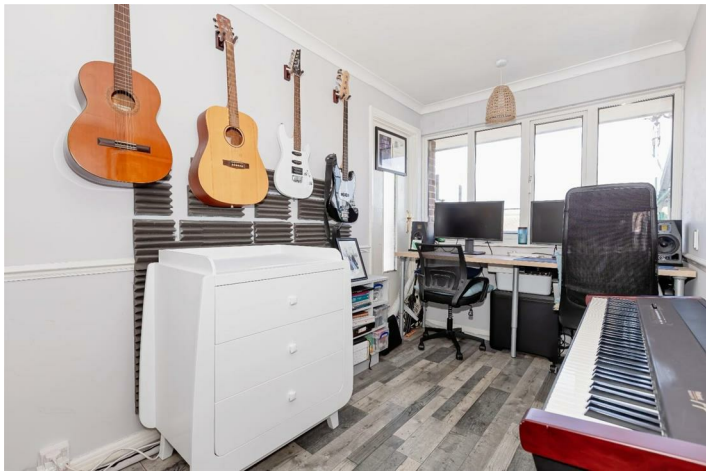
Ground Rent: £10 P.A.

Service Charge: £1,950 P.A.

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

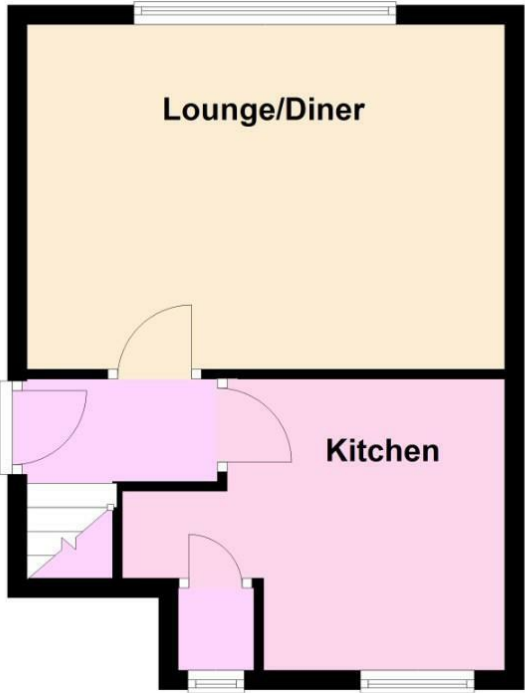
T: 01903 331737 E: lancing@robertluff.co.uk

www.robertluff.co.uk



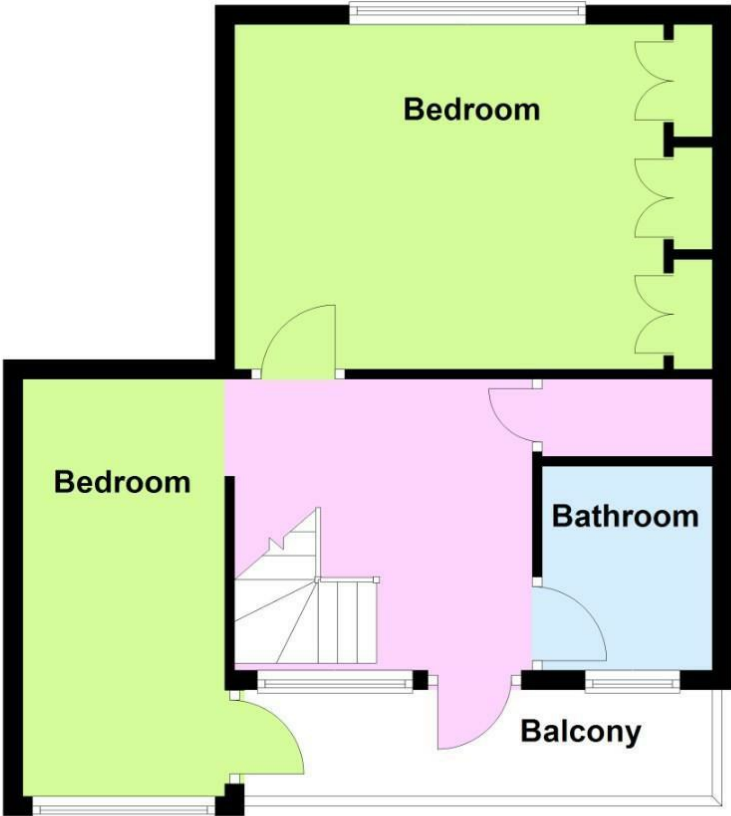
Floor Plan

Approx. 31.2 sq. metres (336.1 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 72.7 sq. metres (782.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		43	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.