Robert Luff & Co

Brighton Road, Lancing

Leasehold - Guide Price £200,000

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Description

Robert Luff & Co are delighted to bring to market this very well presented GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT situated in the popular BEACHVILLE COURT DEVELOPMENT with DIRECT ACCESS TO SOUTH FACING PATIO and residents parking. Accommodation offers a spacious entrance hall with storage, a bright south facing lounge/diner with patio door to the private patio garden, fitted kitchen overlooking the garden, double primary bedroom with fitted wardrobes and covenant 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.

Key Features

- Ground Floor Retirement Flat Located Within Popular Beachville Court Development
- Easy Access To Local Transport Links Including N700 Bus
- Two Double Bedrooms
- Opposite Lancing Beach Green
- EPC Rating- TBC
- Onsite Manager, Communal Residents Lounge & Pull Cords In Each Room
- Retirement Block With Communal Lounge & Gardens
- Guest Room Available To Hire
- No Ongoing Chain
- Council Tax Band- C

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Location
Beachville Court is ideally located on Brighton Road in Lancing, directly opposite the beach, with excellent bus and train connections. This retirement development offers easy access to Lancing's relaxed coastal lifestyle, with cafés, shops, and scenic walks just steps away. For local and regional travel, several bus routes serve Brighton Road, including the 700, N700, 19A, and 16, easily connecting residents to Shoreham-by-Sea, Brighton, and surrounding areas.

Inside
This well-presented generous sized two double bedroom flat features an intercom phone security system, a convenient storage cupboard housing the consumer unit and boiler, a bright lounge with views over the well maintained communal garden, and a compact kitchen also overlooking the garden.
Communal areas include a lounge and kitchen where regular activities are held.
There are also separate guest rooms available to hire for loved ones to stay.

Outside
The property offers residents' parking, large communal gardens with laid lawns and flat assessable patio areas, plus outdoor charging points.

Lifestyle
Living at Beachville Court offers the best of both worlds: the option of independence with the comfort of companionship. Residents enjoy the privacy of their own self-contained apartment, yet just outside your door, the communal lounge and kitchen host regular activities, creating a warm, sociable atmosphere for those who enjoy company. Whether you prefer your own space or like to join in with others, Beachville Court supports your lifestyle - on your terms.

Agents Notes
Contact agent for details of Maintenance and Ground rent fees.
Remaining 102 years on Lease.

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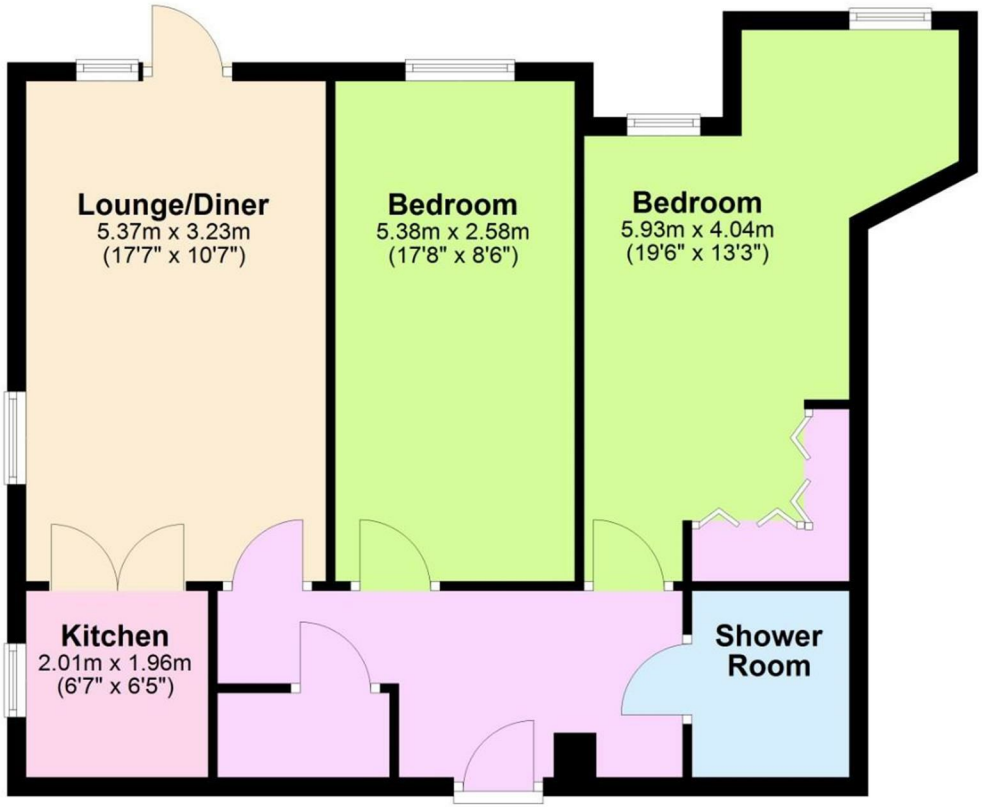
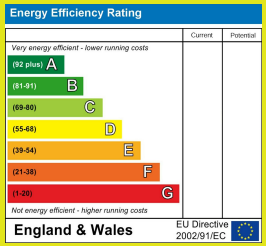
Floor Plan Brighton Road

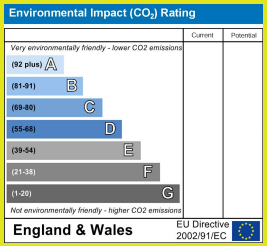
Floor Plan

Approx. 68.0 sq. metres (731.8 sq. feet)



Total area: approx. 68.0 sq. metres (731.8 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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