

LANCING OFFICE

28 North Road, Lancing, West Sussex, BN15 9AB

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East Lodge, Brighton Road, Lancing BN15 8BQ

Asking Price Of £195,000

- First Floor Apartment
- Two Bedrooms
- Impressive Balcony
- Great Location

- In Need Of Refurbishment
- Large Reception
- Stunning Sea Views
- No Onward Chain



Two bedroom apartment with superb views out to sea over Beach Green. This spacious flat is in need of extensive refurbishment, but is priced to sell and is ideal as a first purchase, an investment or even if you are looking to downsize. There is no onward chain so you could move in quickly!

ALL IN THE DETAIL

If you want a really good-sized two bedroom flat with stunning sea views then this might just be the one that you're looking for. Set on the first floor of a private block with a south facing balcony and superb views

over Beach Green out to the sea, we're sure that you're going to love the view.

INNER PERSPECTIVE

Work is required to the property - you'll definitely need to decorate it and attend to the kitchen & bathroom, but the result will be an amazing property done precisely to your taste; the asking price has been adjusted accordingly to take account of this.



LOCALLY SPEAKING

Sea Views! Sea Views! Sea Views! Overlooking Beach Green, less than a mile to the station, close to Worthing and Shoreham. What more could you ask for?

LOUNGE/DINER

23' 0" x 21' 9" (7.03m x 6.63m)

BEDROOM

15' 1" x 9' 7" (4.62m x 2.94m)

BEDROOM

7' 0" x 8' 11" (2.14m x 2.72m)

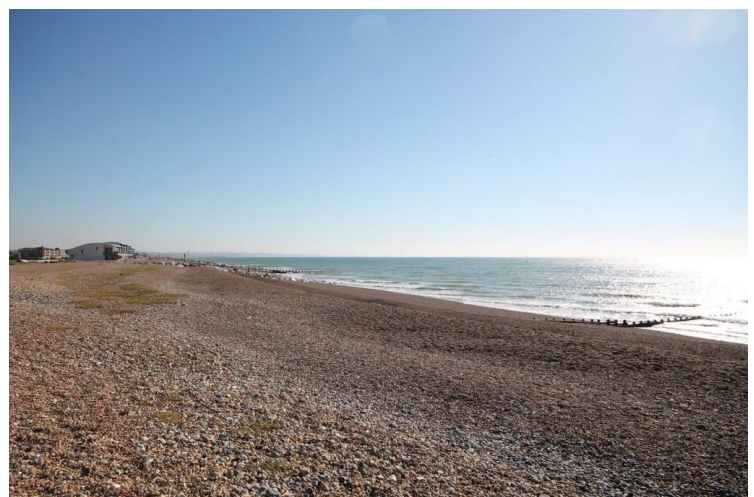
KITCHEN

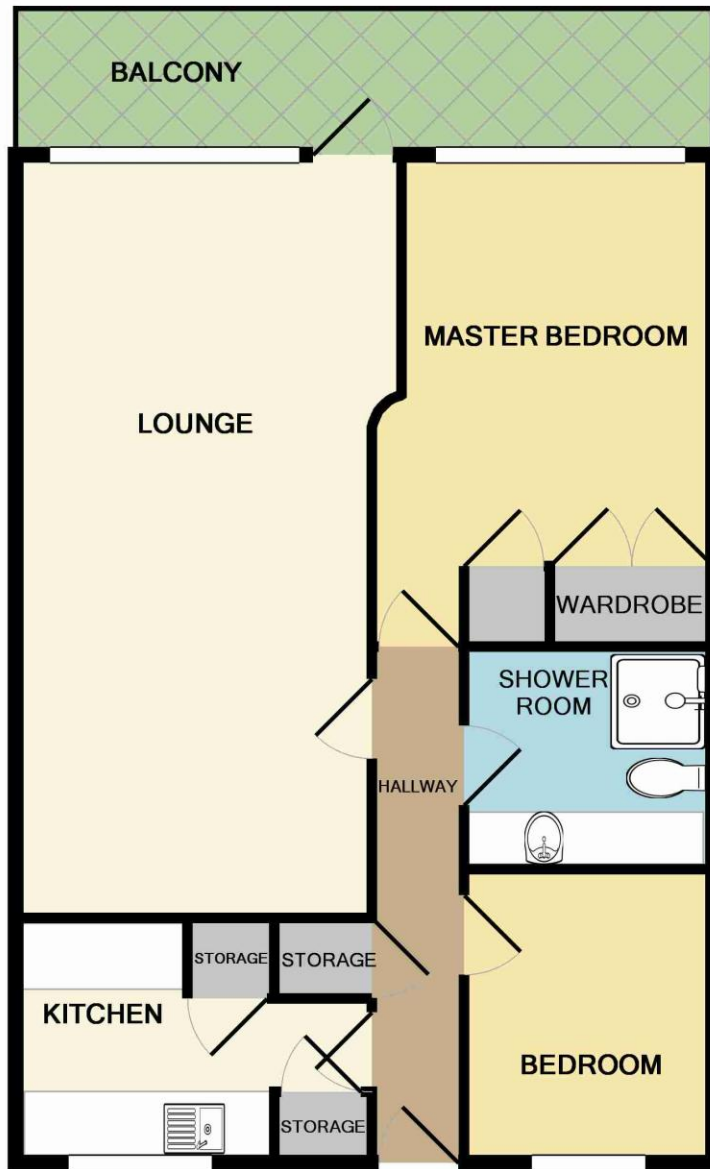
11' 6" x 7' 10" (3.52m x 2.40m)

BATHROOM

7' 2" x 6' 7" (2.19m x 2.01m)

SINGLE GARAGE





TOTAL APPROX. FLOOR AREA 674 SQ.FT. (62.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Floor Area

674 sq ft / 63 sq m - floor area is quoted from the floorplan

Tenure

Leasehold

Council Tax

Band B Adur District Council

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy Performance Certificate
to follow

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.