

**LANCING OFFICE**

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

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**East Lodge, Brighton Road, Lancing, BN15 8BQ**

**£250,000**

- Ground Floor Apartment
- Two Double Bedrooms
- Entry Phone System
- Share Of The Freehold
- Private Sun Terrace

- Private Purpose Built Block
- Impressive Shower Room
- Fitted Galley Style Kitchen
- Chain Free Sale
- Garage



**CHAIN FREE and PANORAMIC SEA VIEWS.** Huge ground floor two bedroom purpose built apartment with views over Beach Green to the sea. Did we mention that it's MASSIVE? Plus it has a garage, access to communal gardens, and it's own south facing terrace, a very long lease and a share of the freehold.

If you've dreamt living by the sea and sitting back on your own south facing sun terrace and watching the world go by then this is almost certainly the flat for you. As well as having a super long lease the flat also comes with a share of the freehold too!

The wide hallway leads you forwards past the second bedroom and impressive wet room to the galley style kitchen and on to the master bedroom and dual aspect lounge with its large windows and door to the sun terrace.

East Lodge is located just opposite Beach Green on a private stretch of road set back from the A259 Brighton Road between Shoreham and Worthing giving you easy access by car to all local towns and shopping centres. It is also just a short walk from Lancing Train Station making the trip to Worthing, Brighton or even London Victoria and Gatwick a snap!



## ENTRANCE

Communal entrance for twenty seven flats with an entryphone system, secure storage cupboard, access to garage block

## HALLWAY

15' 0" x 7' 9" (4.59m x 2.38m) Wide entrance hall with doors to:

## LOUNGE / DINER

23' 4" x 17' 10" (7.12m x 5.46m) max Dual aspect with windows to the side and front with access to the south facing sun terrace. Fantastic sea views towards Beachy Head.

## SUN TERRACE

21' 5" x 3' 6" (6.55m x 1.09m) South facing with direct sea views over Beach Green

## KITCHEN

16' 0" x 6' 10" (4.88m x 2.1m) Window to the side, range of fitted units with worktops and splashbacks, sink with mixer tap, space for fridge/ freezer, washing machine & dishwasher.

## MASTER BEDROOM

17' 3" x 9' 9" (5.28m x 2.98m) max Large south facing double glazed windows to the front, fitted wardrobes. Fantastic sea views towards Beachy Head

## BEDROOM TWO

12' 5" x 10' 0" (3.81m x 3.06m) Window to the side, fitted wardrobes.

## WET ROOM

9' 1" x 6' 6" (2.79m x 2m) Frosted window, shower area, low flush WC, wash basin, airing cupboard.

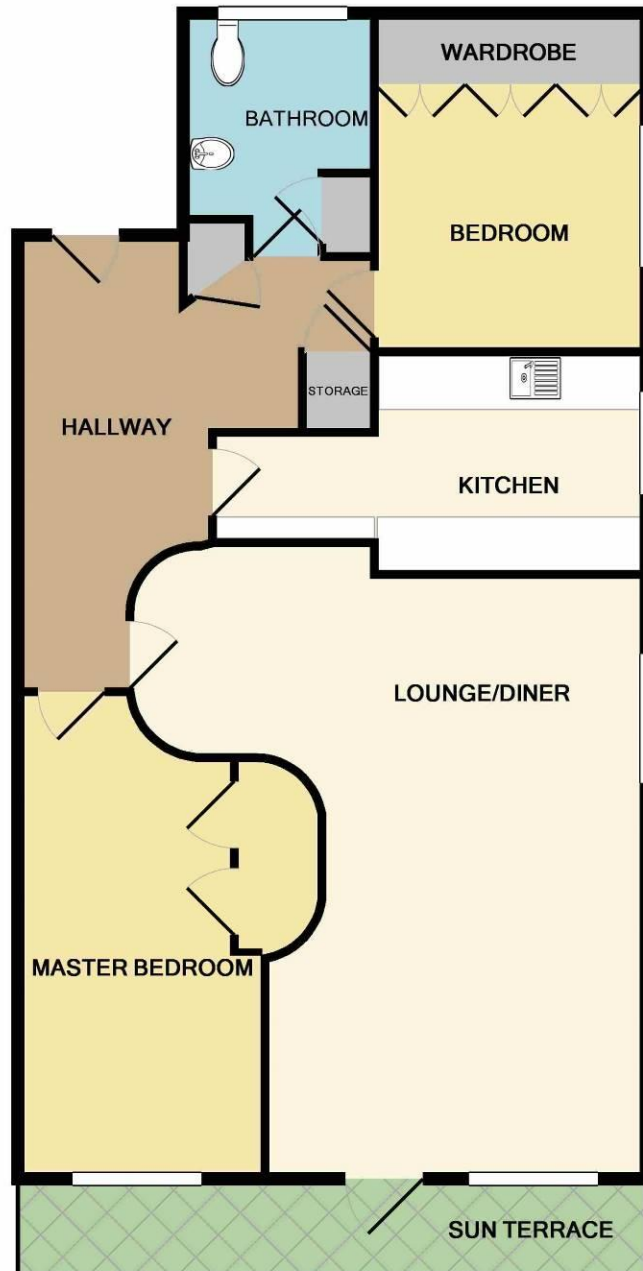
## GARAGE

Single garage with an up-and-over door in a compound to the rear of the development.

## STORAGE

Ample, secure, brick built storage shed in the rear garden.





TOTAL APPROX. FLOOR AREA 948 SQ.FT. (88.1 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

871 sq ft / 81 sq m - floor area is quoted from the EPC

### Tenure

Share of Freehold

### Council Tax

Band B Adur District Council

### Viewing Arrangements

Strictly by appointment

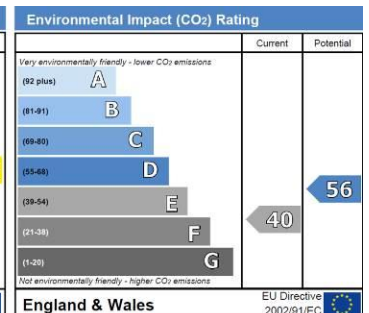
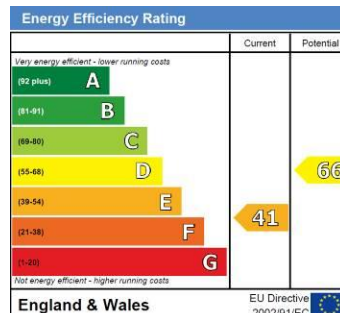
### Contact Details

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