



Sunbeam Development | South Street | Lancing | BN15 8FA

Asking Price Of: **£315,000**





This stunning new build two bedroom, two bathroom apartment from Roffey Homes offers a fantastic size for anyone wishing to downsize and comes with its own private balcony as well as use of the amazing communal roof terrace and its own private parking space.



Property details: South Street | Lancing | BN15 8FA

## Key features:

- Brand New Roffey Homes Development
- Two Double Bedrooms
- First Floor Apartment
- Bathroom And En-Suite
- West Facing
- South West Facing Balcony
- Allocated Parking
- Communal Roof Terrace
- Cycle/ Mobility Scooter Storage
- Stone's Throw From Lancing

 2 Bedrooms

 2 Bathrooms

 1 Living Room

With two generously sized bedrooms, this apartment would make the ideal home for someone who likes to entertain. Perhaps your grandchildren come over to stay at weekends? Or maybe you'll only be here in the summer with friends. In either case, this luxurious development has something to offer you.

Sunbeam is located within a literal stones throw of Lancing seafront, with the highly reputable Perch eatery on the green nearby. Watch while the sun rises over the sea and enjoy a delicious breakfast ☺ or you could even venture out and go for a paddle! And on those cooler evenings, underfloor heating throughout will keep you nice and toasty.

Built by Worthing based developer, Roffey Homes, Sunbeam comprises a total of 32 luxurious apartments, with access to each floor via stairs or lift. The communal, south facing roof terrace, kitted out with comfortable garden furniture, pagoda, kitchenette & WC is the perfect place to enjoy many an afternoon taking in the incredible, expansive views of both the coast and The Downs.

**LIVING / DINING ROOM:** 25' 1" x 13' 10" (7.65m x 4.22m)

**KITCHEN:** 11' 5" x 9' 1" (3.48m x 2.77m)

**MASTER BEDROOM:** 19' 1" x 9' 4" (5.84m x 2.87m)

**BEDROOM TWO:** 14' 8" x 9' 3" (4.47m x 2.82m)





# Apartment 10

**First Floor** 94 sq m / 1,012 sq ft

Living / Dining Room

7.65m x 4.22m 25'1" x 13'10"

Kitchen

3.48m x 2.77m 11'5" x 9'1"

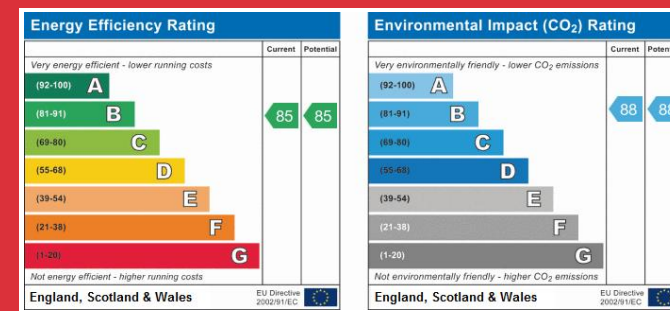
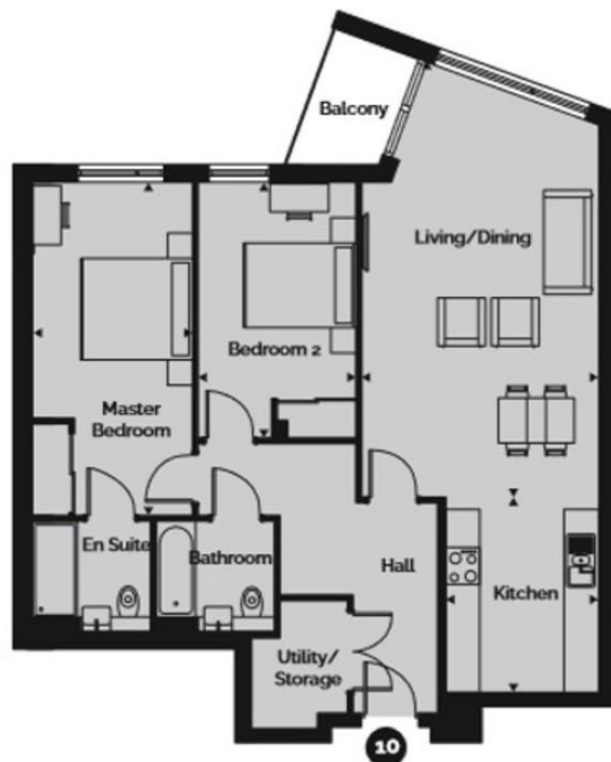
Master Bedroom

5.83m x 2.86m 19'2" x 9'5"

Bedroom 2

4.47m x 2.81m 14'8" x 9'3"

All dimensions have been taken from architectural drawings, are measured to the points indicated on the floorplan and layouts are indicative only. The details are believed correct at the time of publication. Nevertheless the company reserves the right to alter specification at any time without prior notice. These details should be used as a guide and form no part of any contract. 2018.



## Property Details:

Floor Area: 1,012 sq ft (94 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band

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.