



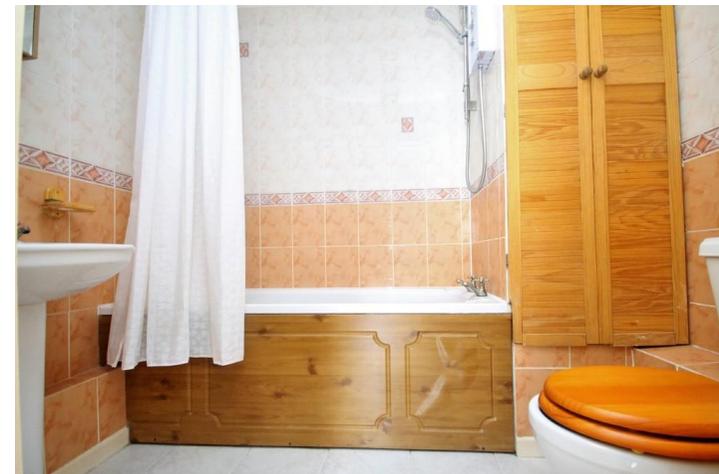
443 Brighton Road | Lancing | West Sussex | BN15 8LB

Offers In Excess Of **£165,000**





A deceptively spacious one bedroom ground floor apartment in this popular and sought after location a stones throw from the seafront and equal distance from Shoreham and Lancing towns, with train stations. Particular benefits include south facing sitting room, allocated parking and is offered chain free.



## Key features:

- One Double Bedroom
- Ground Floor Apartment
- Stones Throw From The Beach
- Good Lease
- Spacious Sitting Room
- Fully Fitted Kitchen
- Chain Free
- Communal Garden
- Allocated Parking Space
- Visitor Spaces Available



1 Bedrooms



1 Bathrooms



1 Living Room

**INTERNAL** The property is approached via a communal front door, with entry intercom system and private front door leading to entrance hallway with doors leading to bathroom, sitting room and bedroom. A generous sized double bedroom is south facing and so is the sitting room, with wall unit that could be included within the sale and has an opening into the kitchen. A good sized kitchen contains a range of eye and base level units with space and plumbing for appliances and easterly aspect window. The bathroom is fully tiled with wooden effect panel enclosed bath with shower over, pedestal wash hand basin and wc.

**EXTERNAL** Communal gardens surround the property and there is an allocated space for this apartment

**OUTGOINGS** Maintenance - approx. £1785

Ground Rent - £150

Lease - 94 years remaining

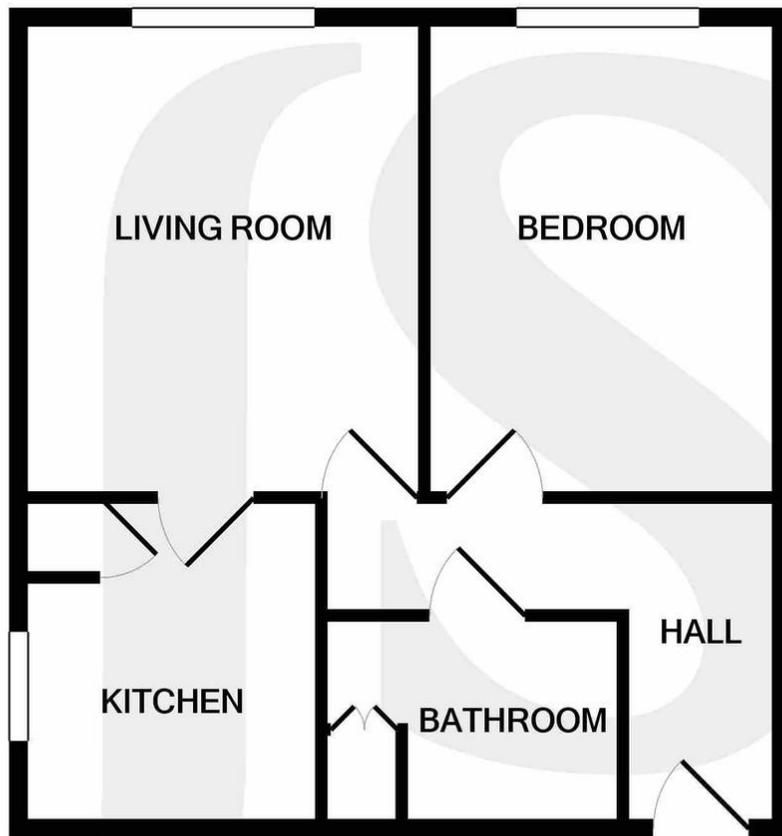
**HALLWAY** 12' 3" x 2' 8" (3.73m x 0.81m)

**LOUNGE** 13' x 10' 6" (3.96m x 3.2m)

**BEDROOM** 13' 1" x 9' 6" (3.99m x 2.9m)

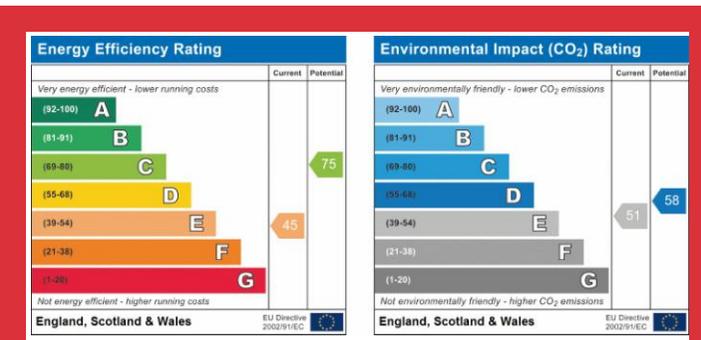
**KITCHEN** 8' 9" x 8' 4" (2.67m x 2.54m)

**BATHROOM** 9' x 7' 4" (2.74m x 2.24m)



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  
 Made with Metropix ©2020

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.



## Property Details:

Floor Area: 431 sq ft (40 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band A