



## Brighton Road, Lancing



Price

£230,000

Share of Freehold

- Lower Ground Floor Flat • Two Bedrooms
- Good Size Living Room • Yards from the Beach
- Private Rear Garden • Long Lease
- Tenure: Share of Freehold • EPC Rating: TBC

\*\*\*LIFE'S A BEACH\*\*\* Robert Luff & Co are delighted to bring to market this SPACIOUS and WELL PRESENTED, lower ground floor apartment WITH PRIVATE PATIO GARDEN, enviably located OPPOSITE BEACH GREEN & FANTASTIC BEACH. Ideal for anyone who loves watersports or just relaxing on the beach with friends, this ideal first time buy is also within easy walking distance of Lancing village centre and mainline railway station. The accommodation features: BAY FRONTED SOUTHERLY ASPECT LIVING ROOM, modern fitted kitchen, TWO GENEROUS BEDROOMS and bathroom. Benefits include double glazing, gas central heating with a recently replaced boiler and a recent re-wire. VIEWING ESSENTIAL!!

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## Accommodation

### Entrance Hall

Radiator and coving to ceiling.

### Living Room 19'3 x 13'5 (5.87m x 4.09m)

Double glazed window to front aspect, TV point, coving to ceiling.

### Kitchen 9'10 x 6'8 (3.00m x 2.03m)

Double glazed window to front aspect, range of fitted wall and base units with fitted work surface incorporating a stainless steel sink unit with mixer tap and drainer, electric oven and gas hob with extractor hood over, space and plumbing for appliances including a tumble dryer, wall mounted combi boiler, tiled splash backs, coving to ceiling and downlights.

### Bathroom

Panel enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin, low level flush WC, metro tiled walls, ladder radiator and double glazed window to rear aspect.

### Bedroom Two 8'10 x 8'6 (2.69m x 2.59m)

Double glazed window to rear aspect, coving to ceiling and radiator.

### Bedroom One 12'0 x 11'7 (3.66m x 3.53m)

Double glazed window to rear aspect, double glazed back door, radiator and coving to ceiling.

### Rear Garden

Wall enclosed, laid to patio, gate to rear, outside light and timber shed.

### Lease & Maintenance Details

We have been informed by the current vendor that there are approximately 120 years remaining on the lease. Maintenance charges are £125 per month.



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Floor Plan



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.