



**Russell Court, Bridge Close, Lancing, BN15 8BP**

**Offers Over £250,000**





This spacious two bedroom first floor apartment is offered to the market chain free, benefitting 17ft dual aspect lounge, balcony, garage and being well presented throughout. Being within close proximity to Lancing high street, viewing is recommended.



## Key Features

- Two Bedrooms
- First Floor Flat
- Long Lease
- Garage
- 17ft Dual Aspect Lounge
- Newly Refurbished Kitchen
- Chain Free
- Close To Station/ Town Centre
- Good Storage
- Viewing Recommended



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

A communal door provides entry into the hallway with stairs up to the first floor with entrance into the apartment. A generous 'L' shaped hallway provides doors to all rooms and good sized storage cupboard. The sitting room offers dual aspect with far reaching views over the downs and lancing, offering 17ft with a door giving access to the balcony. The kitchen, being newly refurbished has far reaching views towards the south downs and provides a range of eye and base level units with integrated appliances and space for a washing machine. There are two double bedrooms, one of which has integrated wardrobes with sliding mirrored doors. The bathroom comprises white suite to include panel enclosed bath with shower over and wash hand basin. Just next door is the separate wc with wall mounted sink and towel rail.

### EXTERNAL

The property is surrounded by beautifully kept communal gardens. There is off road parking to the front on a first come first served basis. The property also benefits a garage with up and over door.

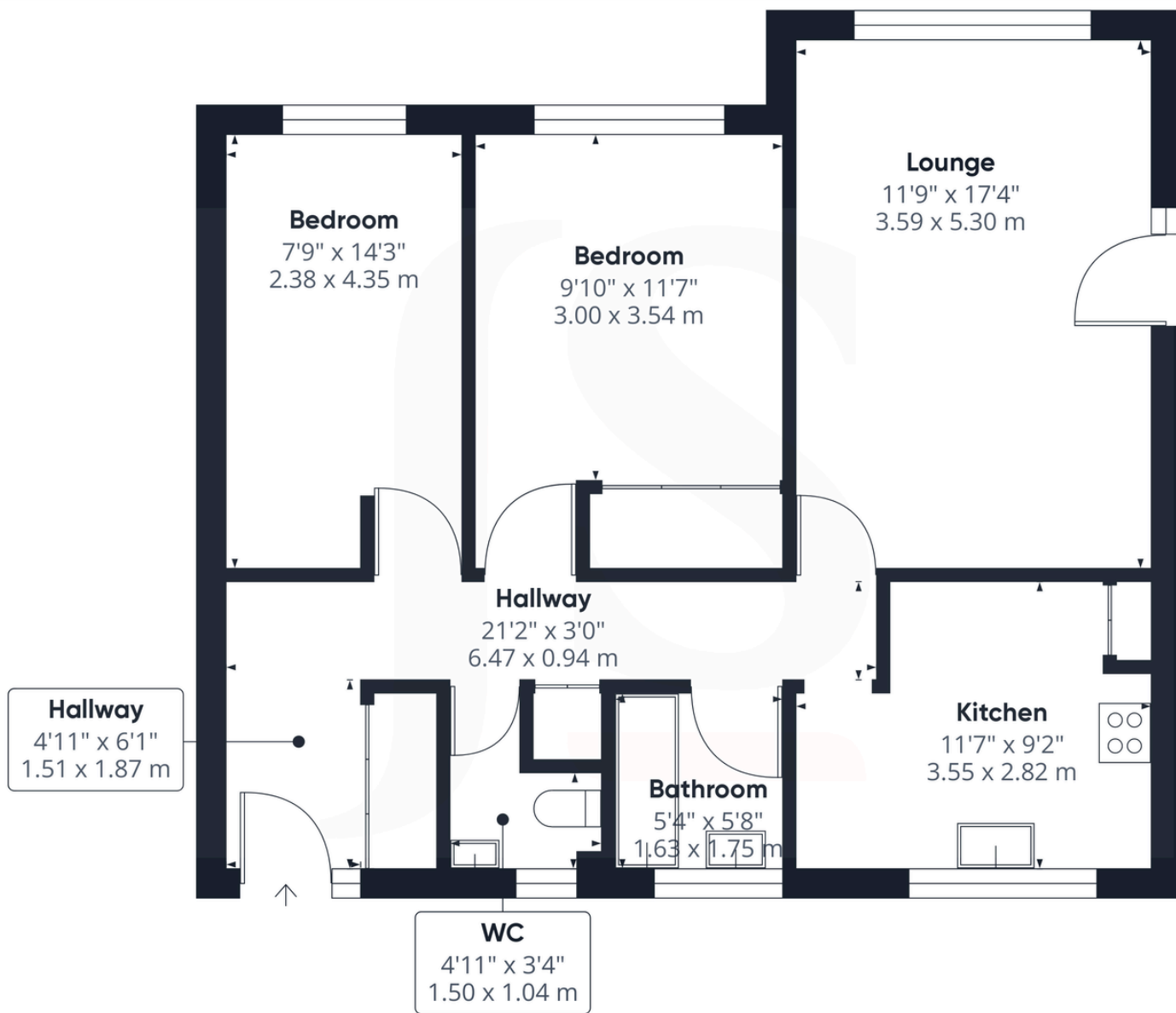
### SITUATED

The property is within 0.3 miles from Lancing train station and village offering all local amenities and these are within walking distance from the property. Lancing beach is just a short walk away too which offers The Perch and Beach Green. The A27 and A259 are also close by making it easy to commute to Worthing, Brighton or London.

### OUTGOINGS

Lease - 134 years remaining  
Service Charge - £1,601.75 pa  
Ground Rent - £15 pa





Approximate total area<sup>(1)</sup>  
719.03 ft<sup>2</sup>  
66.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC):

Tenure: Leasehold

Council tax band: C

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.