



**Kings Court, Brighton Road, Lancing, BN15 8EY**

**Offers Over £325,000**





An exciting opportunity to acquire this top floor two bedroom penthouse apartment with panoramic sea views towards Brighton and Worthing. Benefitting two double bedrooms, en suite bathroom, generous lounge/ dining room and is offered with a long lease.



# Key Features

- Two Double Bedrooms
- Penthouse Apartment
- Passenger Lift
- Panoramic Sea Views
- Long Lease
- Ensuite Bathroom
- Open Plan Lounge/ Dining Room
- Communal Garage - Allocated car port
- Close Proximity To Beach And Shops
- Viewing Recommended



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

A communal front door leads into communal hallway with stairs and a passenger lift taking you up to the top floor, with door leading to the private front door of the apartment. An L shaped hallway provides storage cupboards and doors to all rooms. The dual aspect generous open plan sitting room provides space for a dining table and chairs and benefits a westerly and southerly aspect with far reaching sea views and views over beach green and towards Worthing. A particularly prominent spot within the block is what sets this apartment out from others. The kitchen provides a westerly aspect with views over beach green and beyond and provides eye and base level units with integrated oven and hob with space for appliances. The apartment benefits two double bedrooms, both of which have a direct sea view. The principle bedroom offers a generously sized ensuite bathroom comprising bath, low level wc and heated tower rail. There is also a shower room comprising shower cubicle, wc and sink inset vanity unit.

## OUTGOINGS

Lease Length - 163 years from 2008  
Service Charge - £1200 per half year  
Ground Rent - £77 per half year

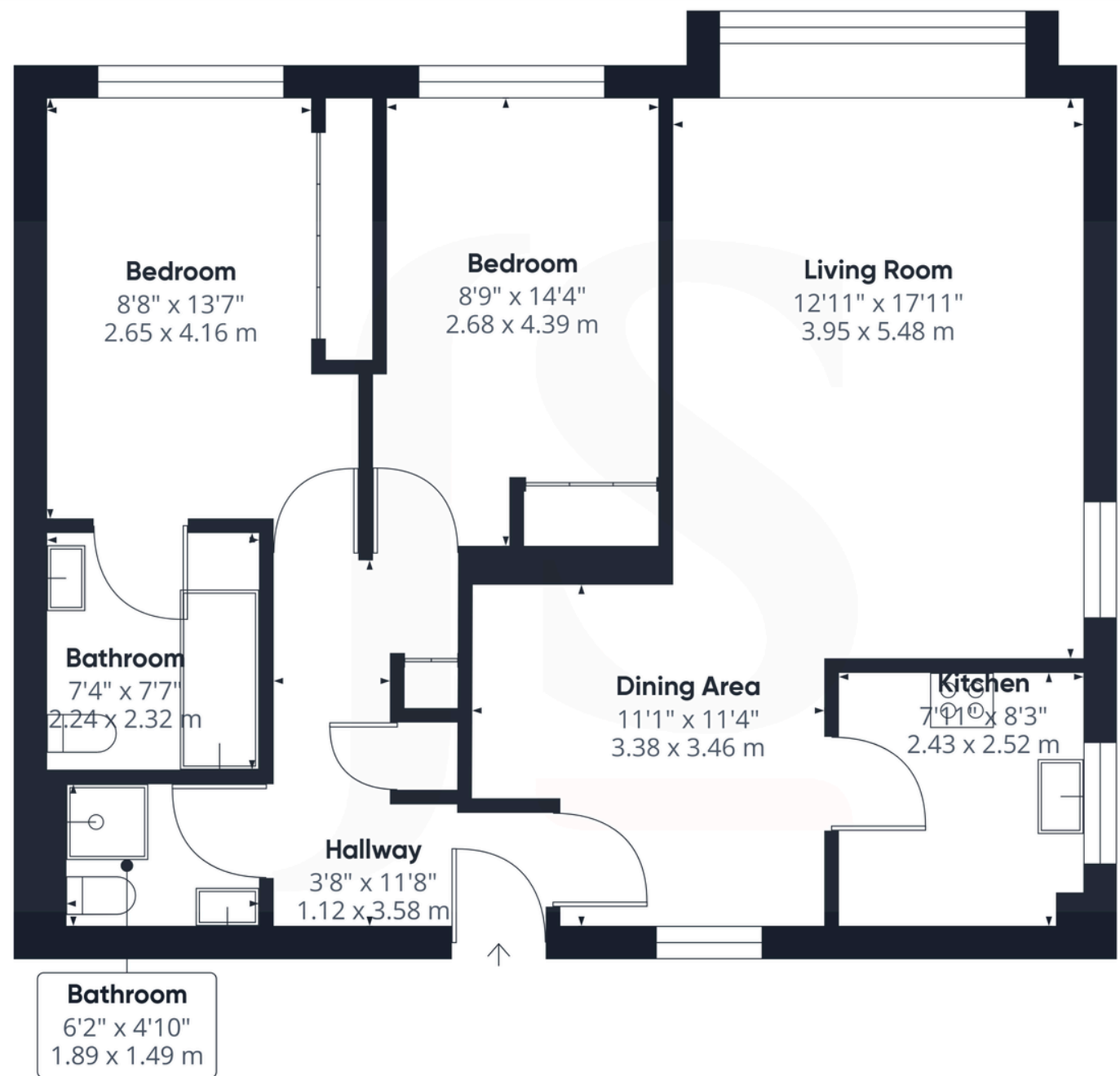
## EXTERNAL

Kings Court has beautifully manicured communal gardens and sits directly on Lancing Beach. A fenced seating area, provides benches, mature shrubs, plants and lawned area to enjoy the tranquillity. The property itself also has a communal garage compound to the rear of the building for car, or storage, with plenty of visitor spaces for friends and family to the front.

## SITUATED

Kings Court is just set back from Lancing Beach and directly next to Beach Green (with the ever popular Perch restaurant) on the coastal road between Worthing and Shoreham-By-Sea. The train station is just over half a mile away and can get you to the centre of Worthing, Brighton or even London within the hour. The A27 is just under a mile and a half away giving you easy access to the whole of the south coast.





**Approximate total area<sup>(1)</sup>**  
858.76 ft<sup>2</sup>  
79.78 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.

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## Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: D

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.