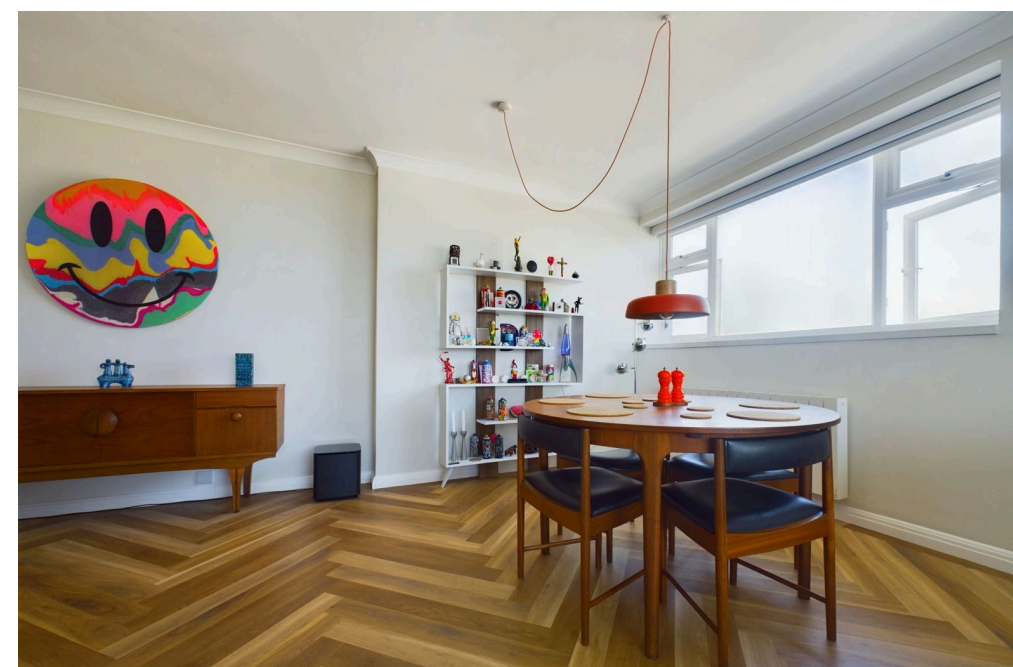




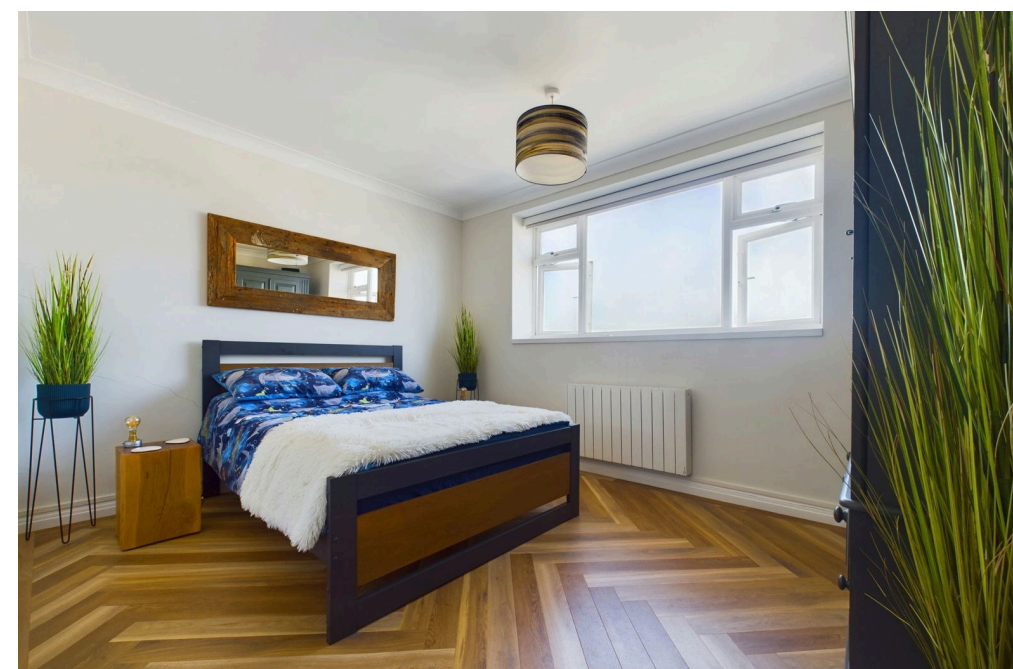
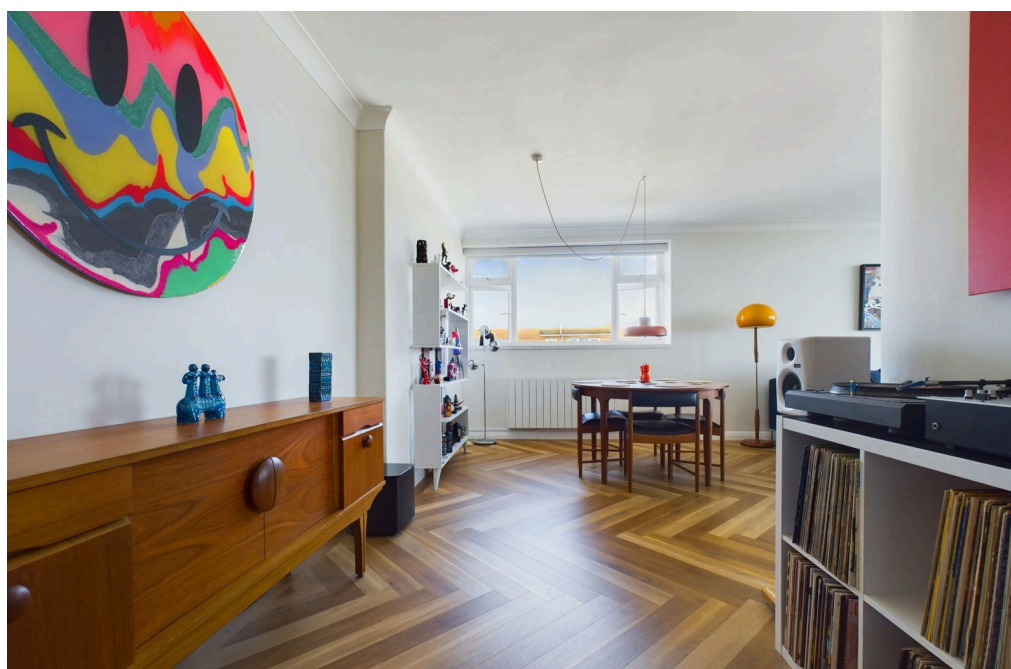
East Lodge Brighton Road, Lancing, West Sussex, BN15 8BQ

Offers Over £275,000





This beautifully finished two double bedroom apartment is generously proportioned and viewing is highly recommended. Particular benefits include Amtico herringbone flooring throughout, share of freehold, garage, separate bike/storage shed, southerly aspect balcony with sea views and modern fitted throughout, with no work required.



Key Features

- Two Double Bedrooms
- Deceptively Spacious
- Direct Sea Views
- Top Floor
- Share Of Freehold
- Garage En Bloc
- Modernised Throughout
- Additional Bike Store
- Amtico Herringbone Flooring
- Balcony



2 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

The property is approached via the communal hallway, up to the top floor, where the apartment can be found. Throughout the generous apartment has been beautifully modernised to include Amtico herringbone flooring throughout. The hallway is bright and airy and benefits storage cupboards with power and doors to all rooms. The L shaped lounge / diner is the hub of this home, offering a wealth of space for furniture and benefitting a dual aspect with sea views and door out onto the balcony. The kitchen is beautifully modern with black sink, a range of eye and base level units with integrated appliances and space/plumbing for other appliances. A further breakfast bar allows seating. There are two double bedrooms within the apartment. One benefits far reaching downland views and the other has direct sea views with plenty of space for furnishings. The bathroom comprises bath with shower over, with newly installed shower screen, wc and sink inset unit..

EXTERNAL

The property benefits from lawned gardens to the front and mature shrub flower borders with pathway to communal entrance. To the rear the property benefits garage en bloc and additional bike store, completely private to this apartment.

SITUATED

East Lodge is situated just a stone's throw from Lancing beach which offers Beach Green and The ever popular Perch, the property is in a fantastic commuters location offering local bus links across the coast and Lancing's mainline train station being only 0.5 miles away.

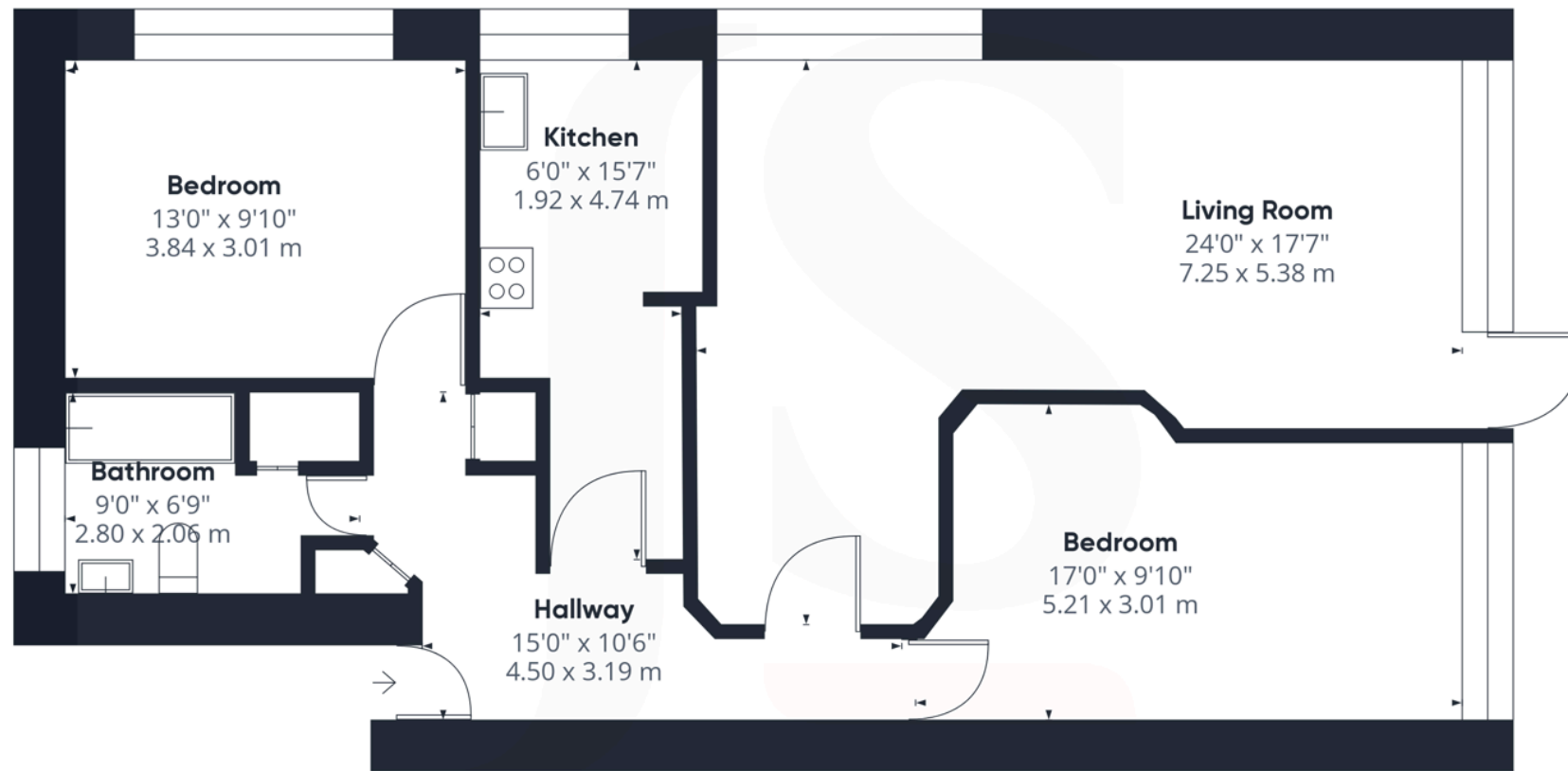
OUTGOINGS

Lease - Remainder of 999 years from 1958

Service Charge - 1,948.45 that includes building insurance (not contents) and both water bills

Ground Rent - £0





Approximate total area⁽¹⁾
832.27 ft²
77.32 m²

(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.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: B

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.