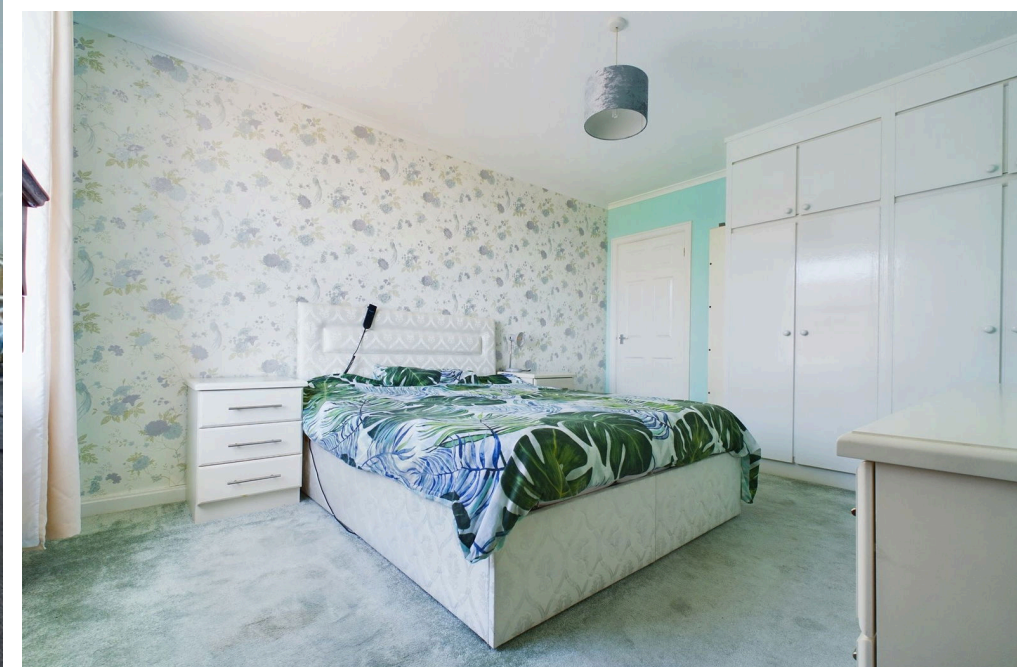




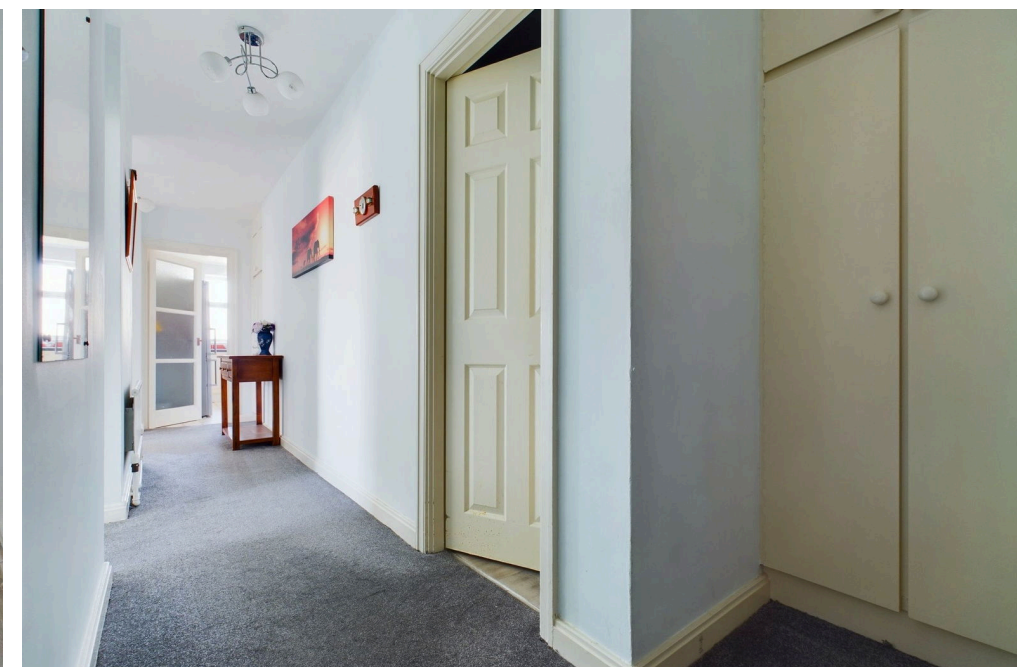
Milford Court, Brighton Road, Lancing, BN15 8RN

Offers Over £260,000





A well presented second floor apartment with on the South Coast with the beach opposite with Sea and Downland views. The property benefits from two double bedrooms, a generous living room and modern shower room, with private garage, residents parking and no ongoing chain.



Key Features

- Second Floor Apartment
- Sea Views
- Two Double Bedrooms
- Dual Aspect 17ft Living Room
- Fitted Kitchen
- Modern Shower Room
- Garage
- Residents Parking
- Long Lease
- Chain Free



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Entry via the communal entrance with lift and stairs to all floors. The front door of the flat opens into a spacious hallway benefitting from a range of storage cupboards. The lounge is a generous 17ft with dual aspect offering sea and distant downland views. The kitchen has a range of wall and base units with fitted work surfaces and space for appliances with window offering views toward The Downs. There are two double bedrooms both offer views of the sea. The modern shower room has a walk in shower, hand was basin with storage beneath and W.C.

EXTERNAL

There are well maintained communal gardens and non allocated residents parking with the property benefitting from a garage.

SITUATED

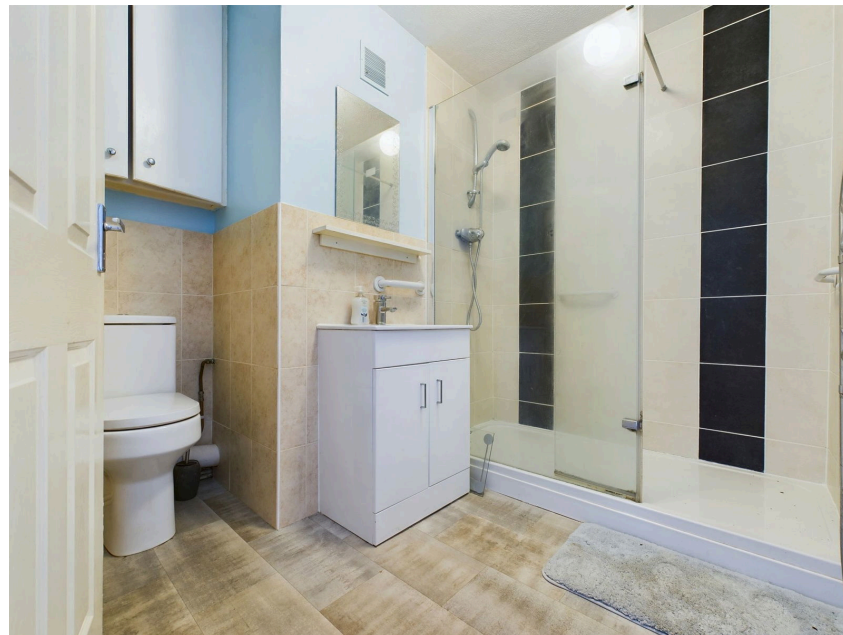
Milford court is situated just off of Brighton Road which offers amazing bus links across the coast. Lancing train station is only 0.9 miles away offering easy access to Worthing, Brighton or even London. Lancing seafront is just a stone's throw away and Beach Green is just a short walk away offering The Perch to enjoy a meal and a drink directly on the beach.

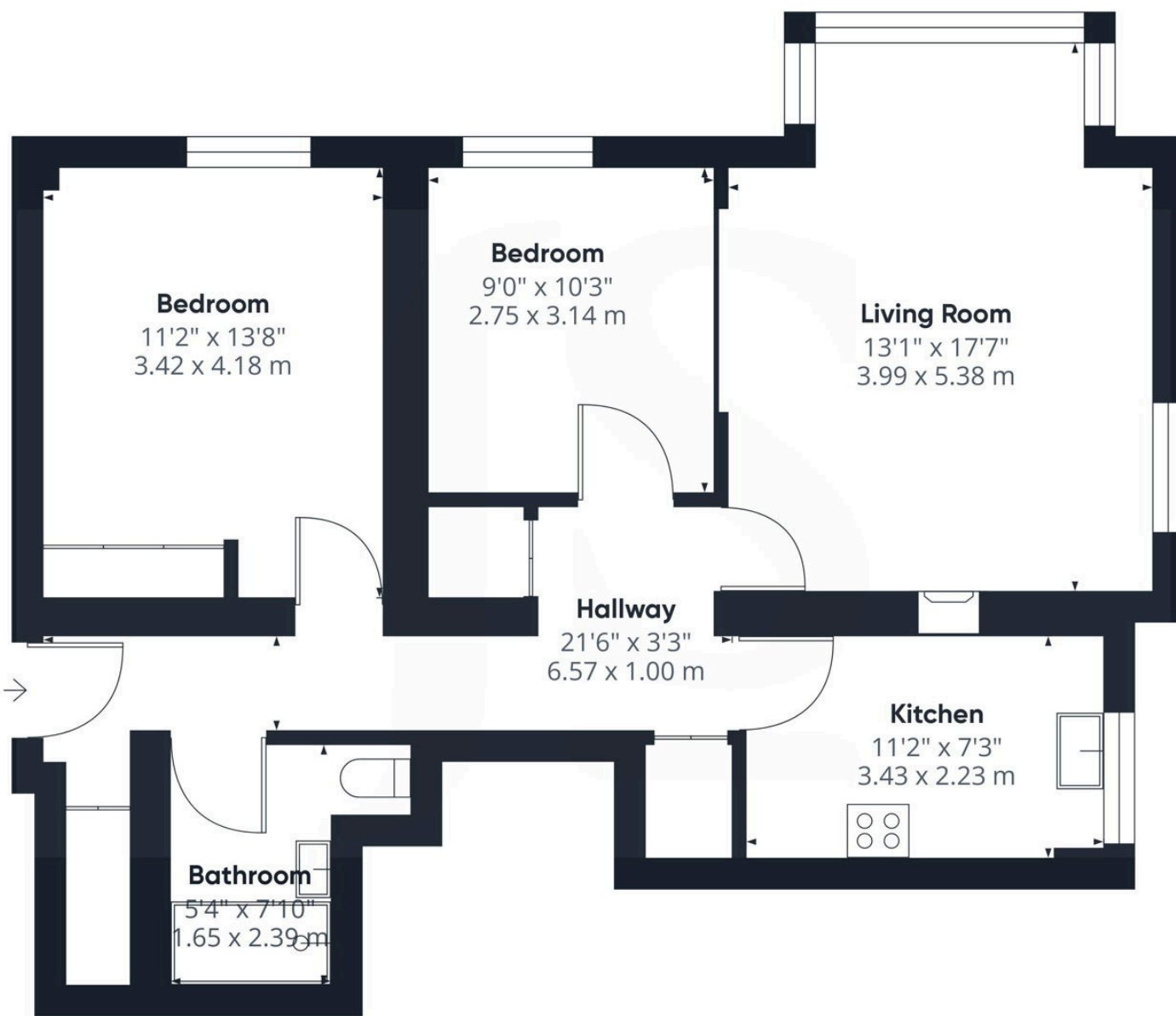
OUTGOINGS

Lease -

Maintenance - £1995.44 half yearly includes heating /water/ ground rent / building ins.

Council Tax Band B





Approximate total area⁽¹⁾
 748.17 ft²
 69.51 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC):

Tenure: Leasehold

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.