



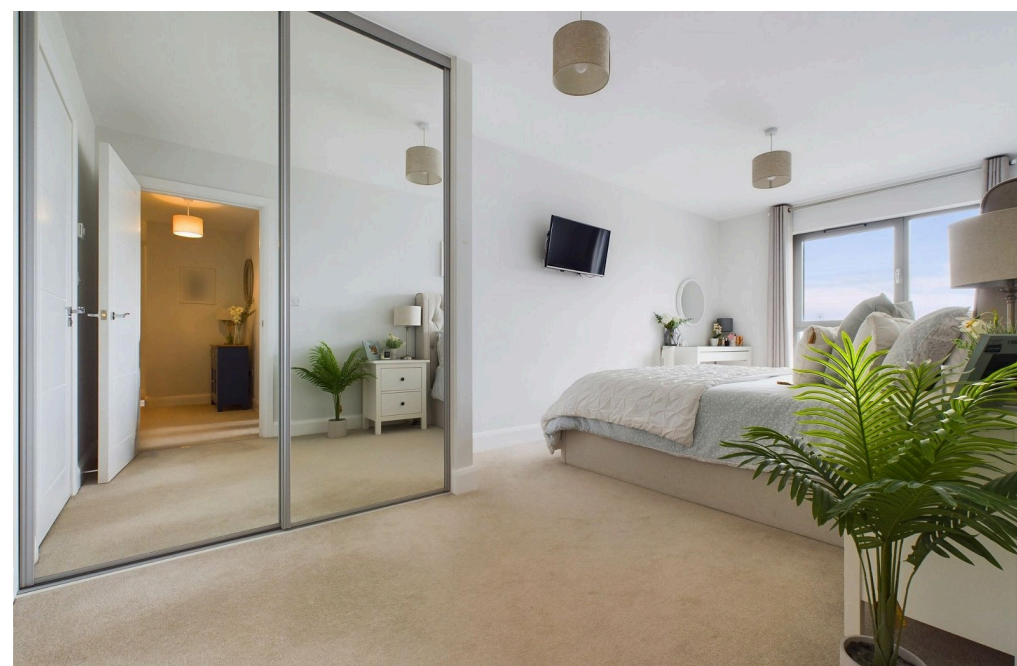
Sunbeam, 164, South Street, Lancing, **BN15 8FA**

Offers Over £375,000





A beautifully presented and generously proportioned two double bedroom apartment in the ever popular Roffey 'Sunbeam' development situated within close proximity to Lancing beach. Benefitting allocated off road parking, westerly aspect balcony, en-suite shower room and long lease. There is also access to a stunning communal roof terrace.



Key Features

- Second Floor Apartment
- Two Double Bedrooms
- 33ft Open Plan Kitchen Living
- Westerly Aspect
- Balcony With Sea Views
- En-suite Shower To Primary Bedroom
- Bathroom
- Allocated Parking
- Communal Roof Terrace
- Roffey Homes Build

 **2 Bedrooms**

 **2 Bathrooms**

 **1 Reception Room**

INTERNAL

Entry via the communal entrance with stairs and lifts leading to all floors. The front door of the apartment opens into a spacious entrance hall with doors leading to all rooms and also benefits from a large utility cupboard that has space and plumbing for washing machine and tumble dryer. The open plan kitchen living room is a generous 33ft providing ample space for lounge and dining furniture, a floor to ceiling west facing window offers far reaching Downland views and sliding door leading out onto the balcony. The modern kitchen is fitted with a range of matching wall and base units with worksurfaces, integrated hob with splash back and extractor fan above, eye level double oven and grill, dishwasher and fridge freezer. The two bedrooms are both doubles with fitted wardrobes with the primary bedroom benefitting from an en-suite. The en-suite comprises a walk in shower, button flush W.C and hand wash basin. The family bathroom is off the hallway with a panel enclosed bath with shower attachment, hand wash basin and button flush W.C.

EXTERNAL

The property benefits for a private balcony which has a southerly aspect with views towards the sea. There is allocated residents and visitor parking, cycle and mobility scooter store and a communal roof terrace with panoramic views.

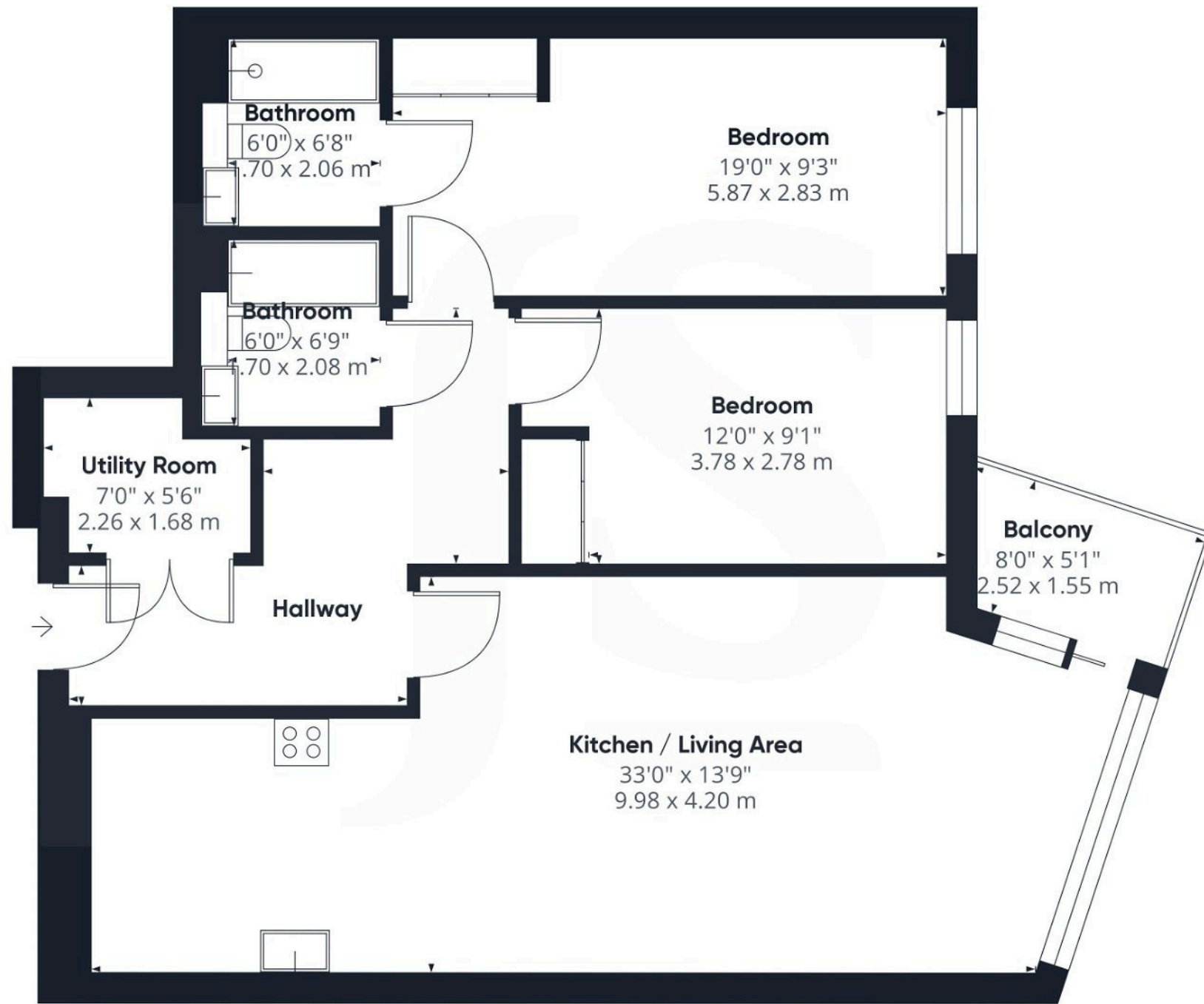
SITUATED

The property is conveniently located within walking distance to Lancing Seafront with Beach Green and the ever popular 'Perch' restaurant, and Lancing village centre providing a range of shopping facilities, health centre, library and mainline railway station. The area is served with schools and recreational facilities, whilst buses serve the surrounding districts.

OUTGOINGS

Maintenance - £3000 pa
Gr. Rent - £250pa
Lease - 119 years remaining
Council Tax Band C





Approximate total area⁽¹⁾
 966.38 ft²
 89.78 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC):

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.