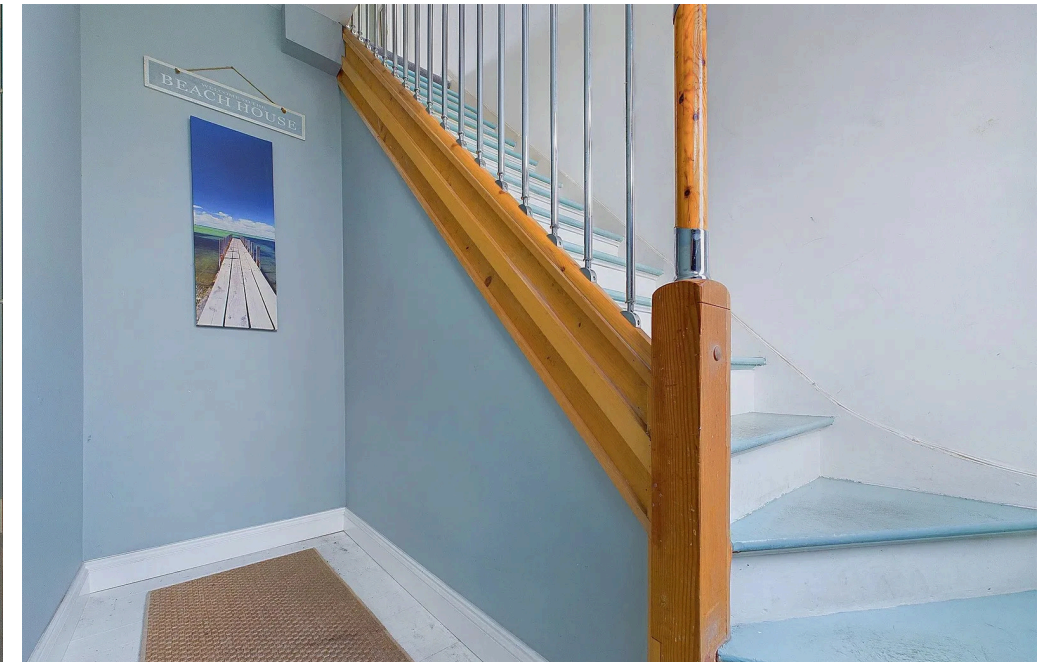




Brighton Road, Lancing, BN15 8RH  
Offers Over £290,000



A beautifully positioned maisonette, being located directly on Lancing seafront with uninterrupted sea views and towards Lancing Beach Green. Particular benefits include a share of the freehold, as and when maintenance, southerly aspect balcony and being beautifully presented throughout. Viewing necessary to appreciate the size of this home.



# Key Features

- One Double Bedroom
- Seafront Apartment
- Southerly Aspect Balcony
- Share Of Freehold
- Maisonette
- Private Front Door
- Direct Sea Views Uninterrupted
- As And When Maintenance
- Viewing Recommended
- Sun Room



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

The property is approached through a private front door, leading to the entrance hall with plenty of space for coats and shoes and stairs lead up to the first floor landing space. The landing space provides doors to all rooms, access to the loft, which is part boarded and provides a window for this space to become light and airy throughout. The sitting room benefits a southerly aspect and has a sliding door out into the sun room with direct sea views. The double bedroom also faces towards the sun room/ sea to benefit uninterrupted sea views. The sun room has a door leading out onto the balcony area.

To the rear of the home is the kitchen with a range of eye and base level units and space for appliances. The bathroom just next door features a free standing roll top bath with shower over, with a wall mounted sink and low level wc.

## OUTGOINGS

Tenure - Share of Freehold

Remainder of 999 years

Maintenance - as and when

Building Insurance - 50/50 split

Council Tax Band - A

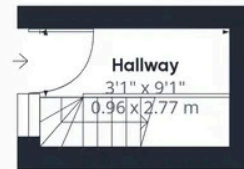
## EXTERNAL

The front of the property is mainly wall enclosed with steps down and a pathway leading to front door. The property benefits from a balcony with direct sea views and looking directly down onto the beach and towards Lancing Beach Green.

## SITUATED

The property situated on Brighton Road which offers excellent 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 and the Beach Green are just a short walk away offering The Perch to enjoy a meal and a drink directly on the beach.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

637.64 ft<sup>2</sup>  
59.24 m<sup>2</sup>

Balconies and terraces

107.21 ft<sup>2</sup>  
9.96 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC):

Tenure: Leasehold

Council tax band: A

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.