

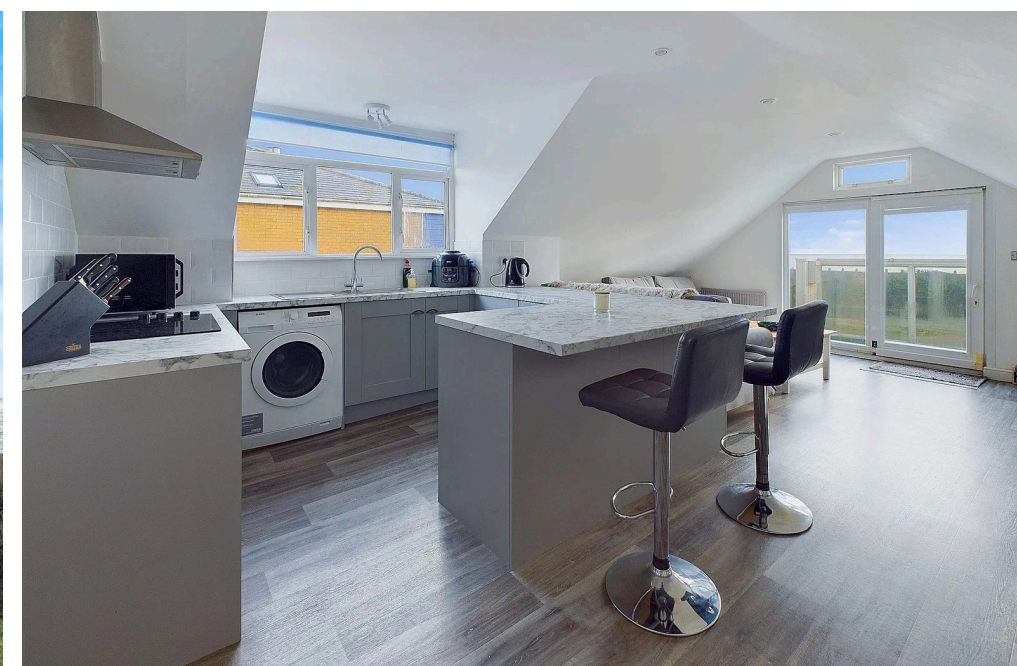


Brighton Road, Lancing, BN15 8LW
Guide Price £190,000





A well presented one bedroom sea front flat available with no on going chain. The property benefits from modern open plan living, and south facing balcony with sea views.



Key Features

- Sea Front Flat
- One Bedroom
- Open Plan Living
- Modern Fitted Kitchen
- South Facing Balcony
- Sea Views
- Share Of Freehold
- Modern Bathroom
- Chain Free



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

Upon entry you are welcomed into the generous open plan kitchen living room with sea views and access onto the south facing balcony. The kitchen is fitted with a range of base units with worksurfaces incorporating a breakfast bar, integrated undercounter fridge and freezer, ceramic hob with oven beneath and extractor fan above, one and a half bowl sink and drainer with mixer tap and space and plumbing for washing machine. The bedroom benefits from fitted wardrobes with mirrored sliding doors and additional built in storage cupboards - one housing the boiler. The modern bathroom is accessed from the bedroom and comprises panel enclosed bath with mixer tap and hand held shower attachment, button flush W.C and hand wash basin with mixer tap.

OUTGOINGS

Share Of Freehold

Lease - 955 years remaining

Gr. Rent nil

Maintenance - As & When pays 22% approx.

Council Tax Band A

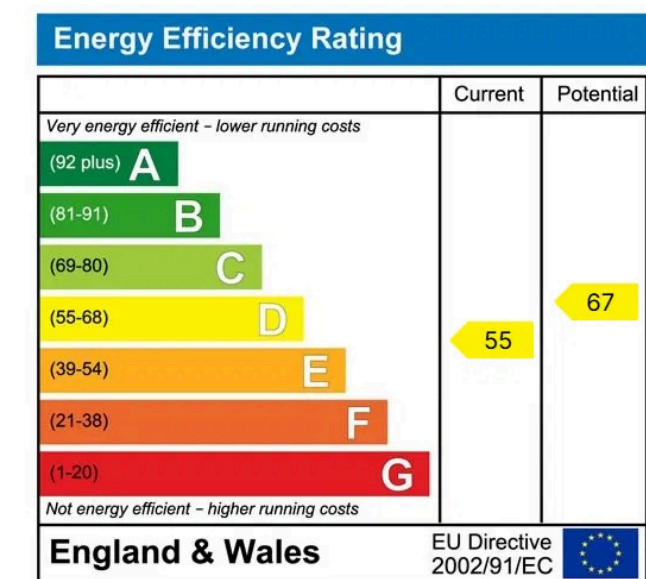
EXTERNAL

The property benefits from a private south facing balcony offering coastal and sea views from east to west. There is shared access through the garden directly to the beach. To the front of the property there is an unallocated off road parking space on a first come basis.

SITUATED

On Brighton Road with Lancing Beach in the immediate vicinity, local amenities can be found nearby approx. 1/2 a mile way. Lancing Beach Green is approx. 3/4 of a mile offering The Perch to enjoy a meal and a drink directly on the beach with Lancing train station around a 1 mile away.





Property Details:

Floor area (as quoted by EPC):

Tenure: Share Of Freehold

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.