



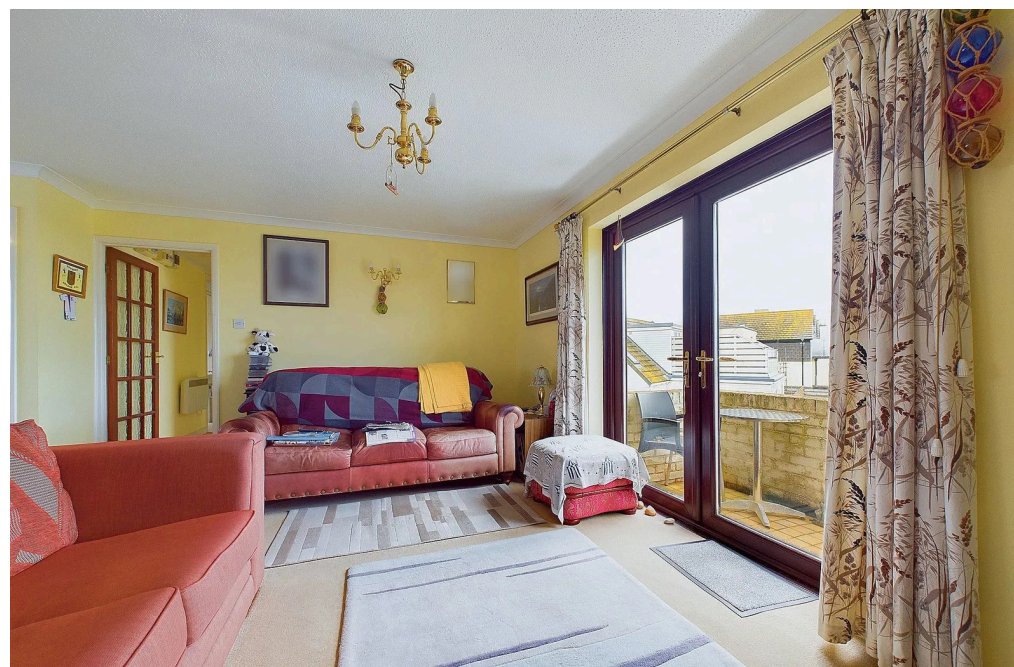
Pebbleview , 62 Brighton Road, Lancing, BN15 8ET

£250,000





An exceptionally sized one double bedroom seafront apartment benefitting private balcony and the lounge and bedroom benefitting direct sea views. Other benefits include a share of the freehold, low outgoings, remainder of a 999 year lease and being within walking distance of amenities.



Key Features

- Direct Sea Views
- Generous One Bedroom Apartment
- First Floor
- Share Of Freehold
- Low Outgoings
- 19ft Lounge/Diner
- Balcony
- Close To Beach
- Vieweing Recommended
- Remainder of 999 Year Lease



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

The entry phone provides access into the communal hallway with stairs to the first floor and private front door to this larger than average one bedroom home. Walking into the generously proportioned sitting room, benefitting a dual aspect and looking out across to the sea. There is adequate space for furnishings and separate space for a dining table and chairs. The kitchen is just off of this room providing a range of eye and base level units and space for appliances. The double bedroom also benefits a sunny southerly aspect and has direct sea views with space for furnishings and a built in wardrobe with sliding mirrored doors. A good sized bathroom hosts a bath with shower over, pedestal wash hand basin, wc and bidet.

OUTGOINGS

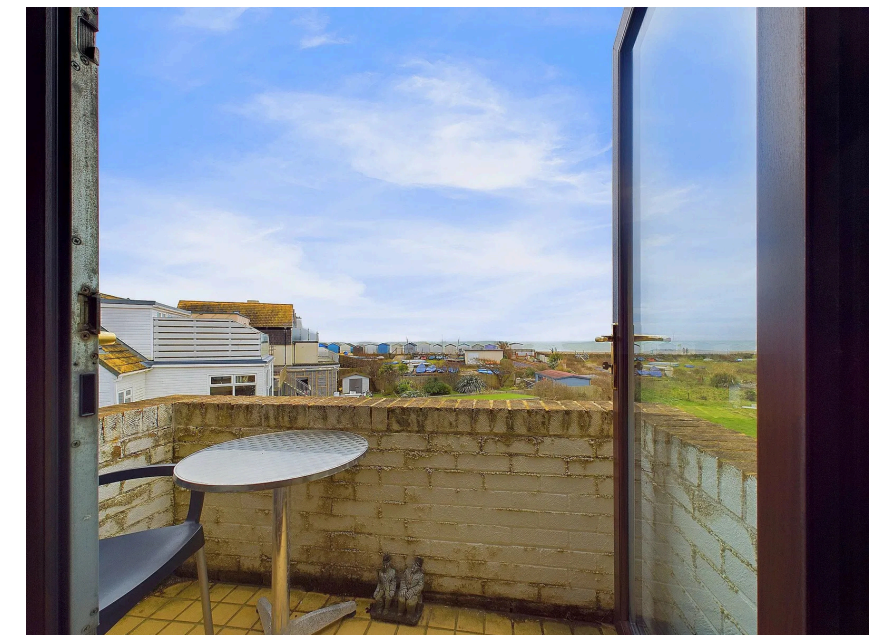
Share Of Freehold
Remainder Of 999 Year Lease
£100 per month maintenance, which includes the building insurance
Council Tax Band B

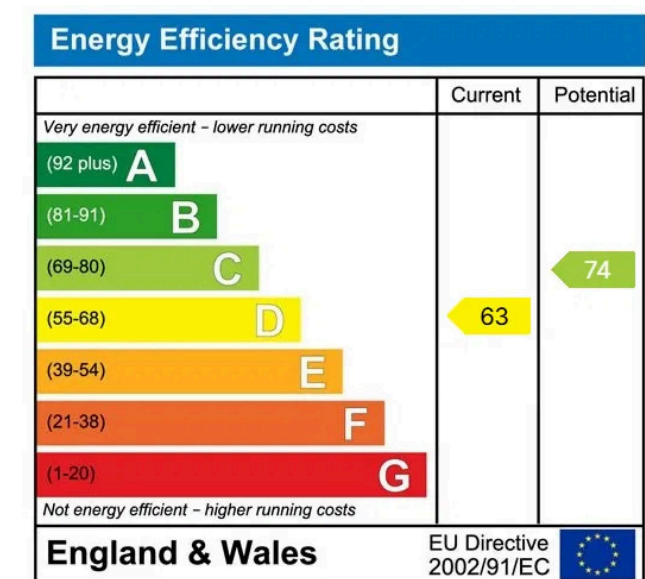
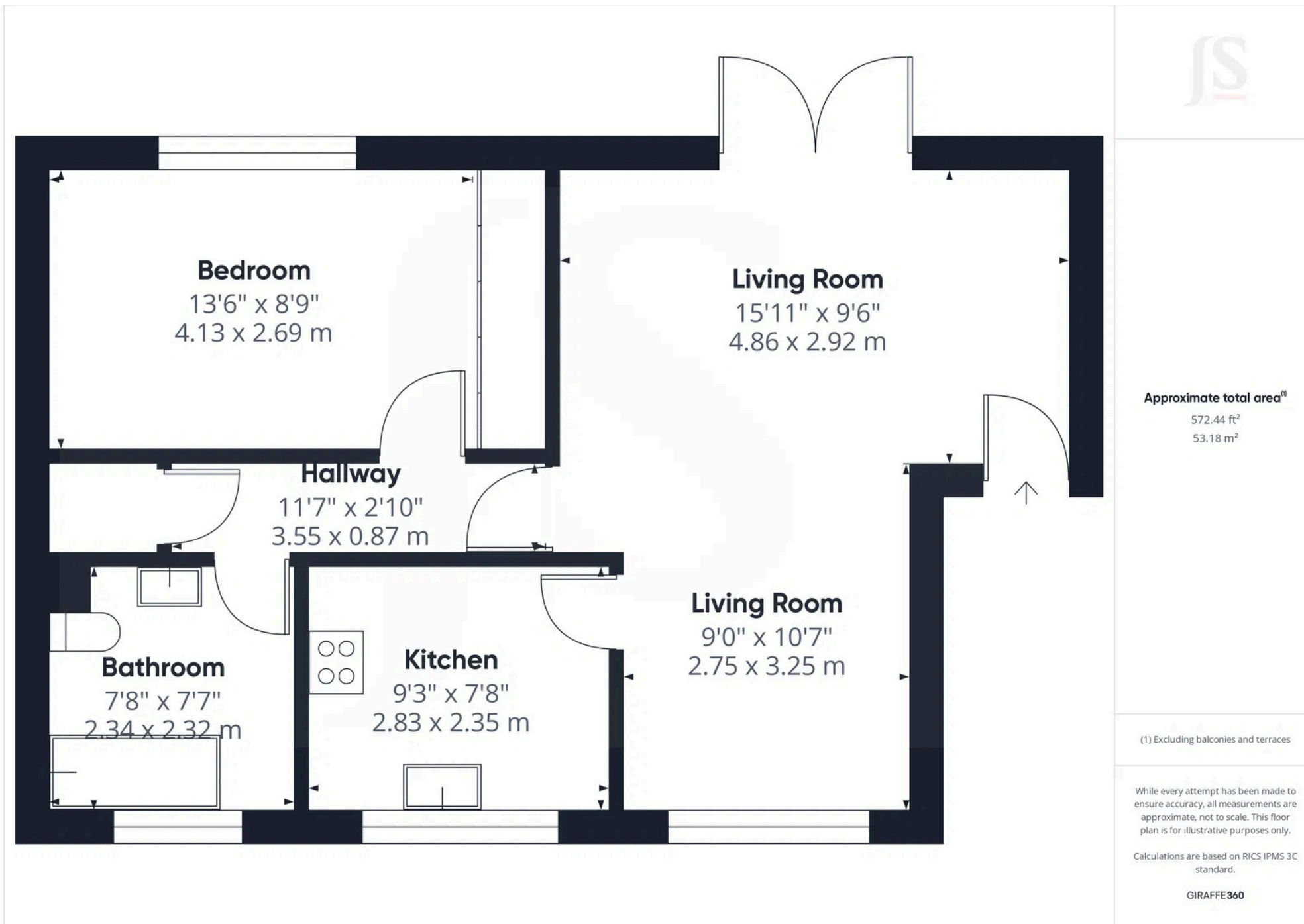
EXTERNAL

To the rear is a southerly aspect sun trap private balcony with direct sea views, suitable for a table and chairs and to enjoy a morning coffee or watch the sun come down. To the front there is an allocated parking space for this apartment and plenty of space for visitors.

SITUATED

Pebble View is situated on Brighton Road a stones throw from Lancing Beach. A short walk away is the ever popular Perch cafe and then Lancing town and station is also a short walk away. There is a bus stop directly outside the property giving access to Worthing, Brighton and further afield.





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.