Robert Luff & Co

Brighton Road, Lancing

Leasehold - Offers In Excess Of £90,000

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Description

Robert Luff & Co are delighted to present this spacious and well maintained one double bedroom retirement flat located on the second (top) floor of this popular McCarthy & Stone development, enviably located opposite Beach Green on Lancing seafront. The development benefits from a residents lounge, offering various social events, attractive gardens, a passenger lift and emergency 24 hour assistance. The generous accommodation comprises: Entrance hall with large storage cupboard, living room with feature fireplace, fitted kitchen, double bedroom with built in wardrobe and bathroom with walk in bath. Viewing recommended - NO ONWARD CHAIN!







Key Features

- Top Floor Retirement Flat
- One Double Bedroom
- Passenger Lift
- 24 Hour Emergency Assistance
- Communal Gardens
- Opposite Lancing Beach
- Bathroom With Walk In Bath
- Residents Lounge
- Visitors Parking
- Council Tax Band: B

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Communal Entrance
Secure entrance into:

Residents Lounge
Offering social space and various events. Kitchen area & managers office.

Passenger Lift
Access to all floors.

Personal Front Door
To:

Entrance Hall
Coving, door entryphone system & emergency call button, large cupboard housing hot water boiler.

Living Room
5.38m x 3.68m (17'8" x 12'1")
Double glazed window to rear, coving, feature fireplace, night storage heater.

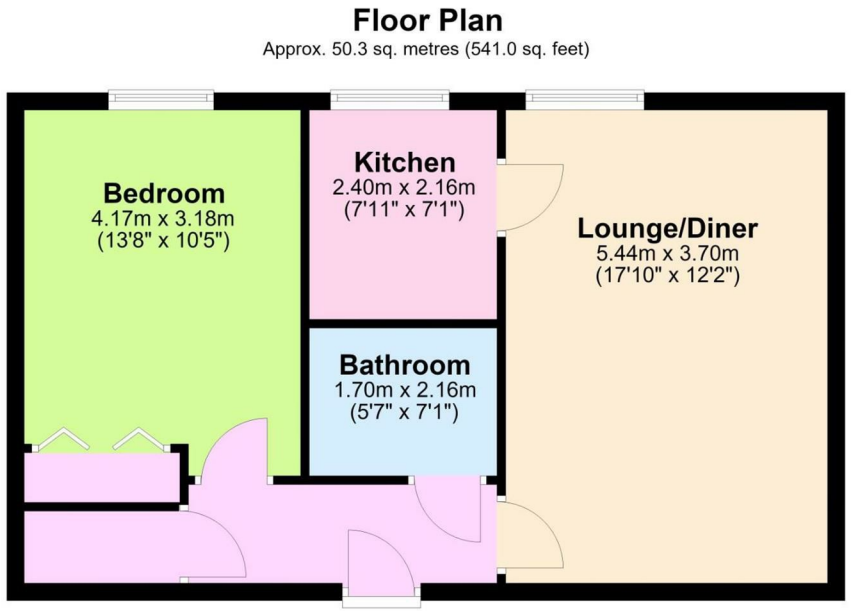
Kitchen
2.34m x 2.16m (7'8" x 7'1")
Double glazed window to rear. Range of fitted wall & base level units, fitted roll edged worksurfaces, incorporating stainless steel single drainer sink unit with mixer tap, space & plumbing for washing machine, fitted electric oven, hob & extractor hood, space for fridge, tiled splash-backs.

Bedroom
3.81m x 3.15m (12'6" x 10'4")
Double glazed windows to rear, coving, built in wardrobe with mirrored doors, night storage heater.

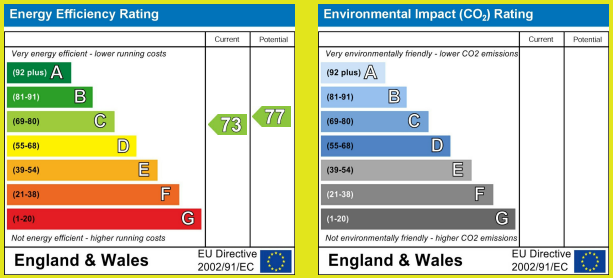
Bathroom
Fitted suite comprising: Walk in bath, with mixer tap & shower, vanity unit with inset wash hand basin & cupboard under, close coupled WC, fully tiled walls, wall mounted electric heater, coving.



Floor Plan Brighton Road



Total area: approx. 50.3 sq. metres (541.0 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





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