



Lancing

9 Milford Court, Brighton Road, Lancing, West Sussex, BN15 8RW

Offers over £230,000 Leasehold

Michael
Jones
& Bacon

- First Floor Apartment
- Prestigious Seafront Development
- Direct Sea Views
- Two Double Bedrooms
- 21'9" Living/Dining Room
- uPVC Double Glazing
- Gas Central Heating
- Shower Room/Separate WC
- Well Maintained Communal Gardens
- Off Road Parking Facilities
- Long Lease
- No Ongoing Chain

The accommodation with approximate room sizes comprises as follows:

Security entryphone system, communal door to:

COMMUNAL ENTRANCE HALL

Stairs rising to first floor, personal door to:

ENTRANCE HALL

Two built in storage cupboards, airing cupboard, security entry phone, coved and textured ceiling, radiator.

LOUNGE/DINING ROOM

21'7" x 12'3" (6.58m x 3.73m) Being of a southerly aspect with double glazed window providing views across Lancing seafront, two radiators, TV point, telephone point, coved and textured ceiling.

BEDROOM ONE

11'8" x 9' (3.56m x 2.74m) Southerly aspect double glazed windows with views across Lancing seafront, floor to ceiling wardrobes with built in chest of drawers unit, radiator, coved and textured ceiling.

BEDROOM TWO

10'8" x 10'2" (3.25m x 3.1m) Double glazed window with views across to the South Downs, radiator, built in wardrobe and chest of drawers unit, coved and textured ceiling.

KITCHEN

12'5" x 6'9" (3.78m x 2.06m) Roll top work surface with inset 1½ bowl single drainer sink unit with cupboards and drawers under, built in oven, space for fridge and washing machine, matching eye level wall cabinets, extractor hood, double glazed window, tiled floor, tiled walls.

SHOWER ROOM

Step in shower cubicle with electric shower, seat and hand rails, pedestal wash hand basin, double glazed window, radiator, tiled floor.

SEPARATE WC

Low level WC, double glazed window, wall mounted wash hand basin, tiled floor.

OUTSIDE AND GENERAL

COMMUNAL GARDENS

Surrounding the development.



RESIDENTS PARKING

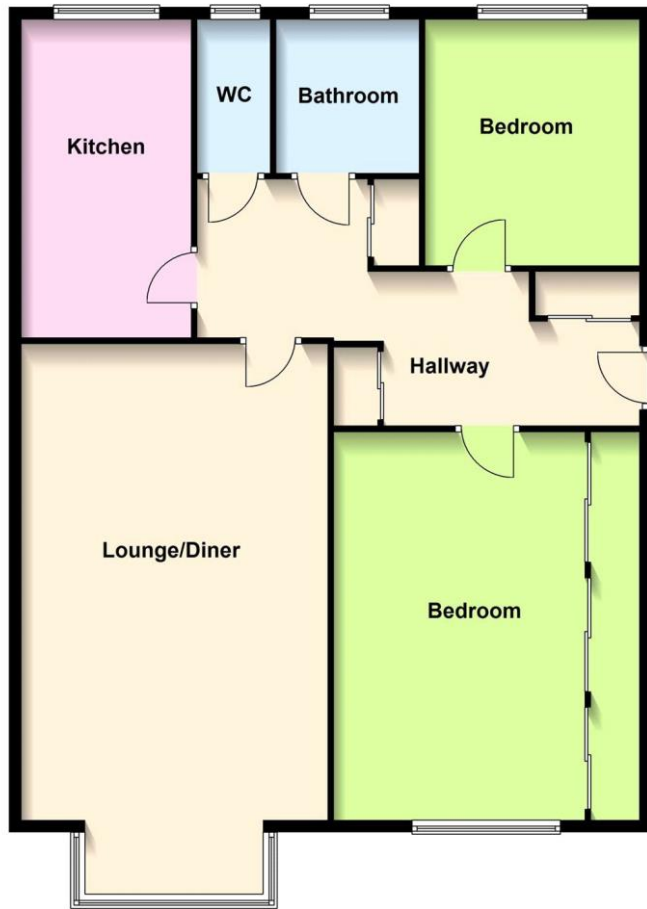
Unallocated parking located to the rear of the property.

Viewing

Strictly by appointment through Michael Jones & Company.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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