



Lancing

Flat 4, 105 Brighton Road, Lancing, West Sussex, BN15 8BG

Offers Over £180,000 Leasehold

Michael
Jones
& Bacon

- Top Floor Seafront Apartment
- Living/Kitchenette
- Stunning Uninterrupted Sea Views
- Balcony with Built in Seating Area
- Two Bedrooms*
- Shower Room
- Separate WC
- 999 Year Lease

Location

The accommodation with approximate room sizes comprises as follows:

Communal entrance door opening to:

COMMUNAL ENTRANCE LOBBY

Staircase rising to third floor, door with fingerprint entry opening to:

ENTRANCE HALLWAY

Hatch providing access to loft space, door to:

LIVING/KITCHENETTE

18' (5.49) into bay x 11'11" (3.63) Levelled ceiling with inset spotlights, TV point, wall mounted panel heater, uPVC double glazed window with sea views, uPVC double glazed French doors opening to balcony with built in seating areas, views across Beach Green towards the sea.

KITCHENETTE

Stainless steel oval sink unit inset into roll edge work surface together with four ring electric hob with extractor hood over, cupboard below, space and plumbing for washing machine, cupboards and drawers, wall mounted cupboards, onyx effect tiled floor.

BEDROOM

13' x 12'9" (max) (3.96m x 3.89m (max)) Levelled ceiling, wall mounted electric heater, uPVC double glazed window to rear aspect with views across Lancing as far as South Downs.

BEDROOM TWO *

10'4" x 7'5" (3.15m x 2.26m) Levelled ceiling with inset spotlighting, hatch providing access to loft space, wall mounted heater, uPVC double glazed window to front aspect with views across to the sea.

SHOWER ROOM

Shower cubicle with thermostatically controlled shower, pedestal wash hand basin, tiled floor, fully tiled walls, mirror fronted medicine cabinet incorporating shelving.

SEPARATE WC

Close coupled WC, wash hand basin inset into slimline vanity unity, part tiled walls, tiled floor, windows to rear aspect.

OUTSIDE & GENERAL

MAINTENANCE £1200 per annum
LEASE - 999 Years from 25th December 1965.



AGENTS NOTE

* Please beware that due to an absent freeholder the vendor has not been able to seek the necessary consent for the creation of Bedroom 2, we would advise that it would be prudent to seek legal advice prior to purchase.

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.





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