



Lancing

23 Ariel Court, Brighton Road, Lancing, West Sussex, BN15 8RQ

Guide Price £200,000 Freehold

Michael
Jones
& Bacon

- Sea Facing Apartment
- Second Floor
- Direct Sea Views
- 23' Living/Dining Room with South Facing Balcony
- Fitted Kitchen
- Bathroom/WC
- Garage in Compound
- Brick Built Storage Shed
- No Ongoing Chain

The accommodation in more detail comprises as follows:

Communal entrance door with security entry phone system into:

COMMUNAL ENTRANCE HALL

Staircase leading to:

SECOND FLOOR LANDING

Double glazed door opening to:

ENTRANCE HALL

Security door entry phone system, night storage heater, storage cupboard, levelled ceiling.

LIVING/DINING ROOM

23'3" x 11' (max) (7.09m x 3.35m (max)) Feature fireplace surround, levelled ceiling, uPVC double glazed windows with direct sea views together with double glazed door opening to:

SOUTHERLY FACING BALCONY

Providing coastal views view extend as far as the seven sisters.

FITTED KITCHEN

10' x 7'4" (3.05m x 2.24m) Stainless steel sink unit inset into roll edge work surface with cupboards and drawers below, space and plumbing for washing machine below, further adjoining work surface with four ring electric hob inset with electric oven below together with pan drawer below, further cupboard, further adjoining work surface with an array of cupboards and drawers, space for freestanding fridge/freezer, an array of wall mounted cupboards incorporating filter hood, cupboard housing electric meters together with fuse board, cupboard housing hot water tank, further storage cupboard.

BEDROOM ONE

14'9" x 9'10" (4.5m x 3m) Levelled ceiling, wall mounted electric heater, uPVC double glazed windows with direct sea views.

BEDROOM TWO

9'1" x 6'9" (2.77m x 2.06m) Wall mounted electric heater, double glazed window.

BATHROOM/WC

Panelled bath with Triton electric shower over, low level WC, pedestal wash hand basin with two floating drawer units either side, part tiled walls, two wall mounted medicine cabinets, electric towel rail.



OUTSIDE & GENERAL

GARAGE

Located in compound to the rear of the development together with storage shed.

OUTSIDE STORAGE CUPBOARD

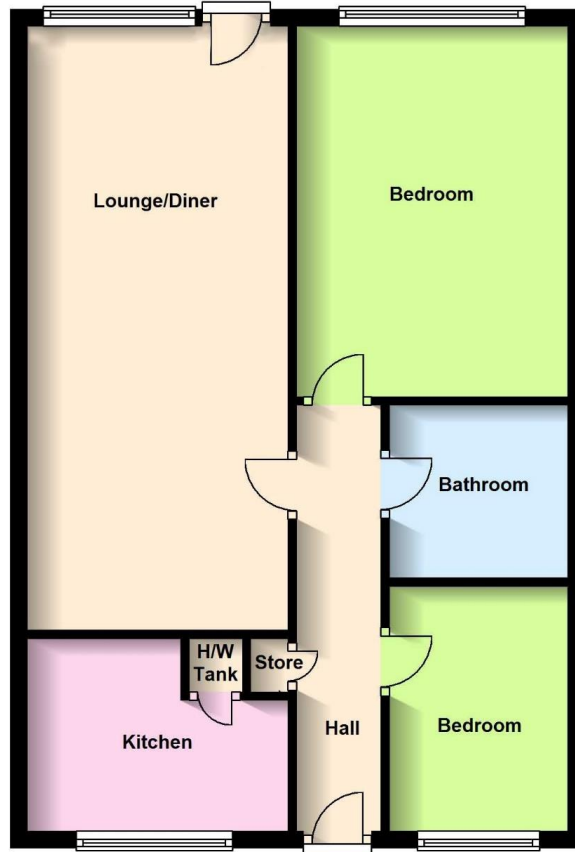
Viewing

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		81
(55-68) D		
(39-54) E	50	
(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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