



Lancing

18 Beachville Court, Brighton Road, Lancing, West Sussex, BN15 8JU

Guide Price £100,000 Leasehold

Michael
Jones
& Bacon

- A Well Presented Apartment
- First Floor
- One Double Bedroom
- Access to Communal Gardens
- Living/Dining Room
- Fitted Kitchen
- Bathroom/WC
- Communal Living Room
- Passenger Lift
- Residents Parking
- Seafront Location
- No Ongoing Chain
- Part Exchange Available on This Property

The accommodation with approximate room sizes comprises as follows:

Security entryphone system with automatic doors opening to:

COMMUNAL ENTRANCE

Passageway and personal door leading to stairs and lift rising to:

FIRST FLOOR LANDING

Personal door leading to:

ENTRANCE HALL

Coved ceiling, wall mounted emergency pull cord system, cupboard housing hot water cylinder, shelving, electric meter together with fuse board, door to:

LIVING/DINING ROOM

22'5" x 10'9" (max) (6.83m x 3.28m (max)) Coved ceiling, creda night storage heater, uPVC double glazed window overlooking communal gardens, door opening to:

FITTED KITCHEN

7'7" x 7'2" (2.3m x 2.18m) Stainless steel sink unit inset into cupboards and drawers, space and plumbing for washing machine, further work surface with space for fridge and freezer below, electric four ring hob, eye level Electrolux oven, cupboard above and below, wall mounted cupboards, part tiled walls, vinyl floor covering, wall mounted electric heater, emergency pull cord.

BEDROOM ONE

18'5" x 9' (5.61m x 2.74m) Built in wardrobe with mirror fronted cupboards, night storage heater, uPVC double glazed window overlooking communal gardens, emergency pull cord system.

BATHROOM/WC

Panelled bath, shower over, shower screen, wash hand basin inset into vanity unit, close coupled WC, part tiled walls, wall mounted heater, coved ceiling, emergency pull cord.



OUTSIDE & GENERAL

COMMUNAL LOUNGE

With kitchen area.

COMMUNAL GARDENS

Surround the development, residents parking located to the front of the development.

Lease and maintenance charges to be confirmed.

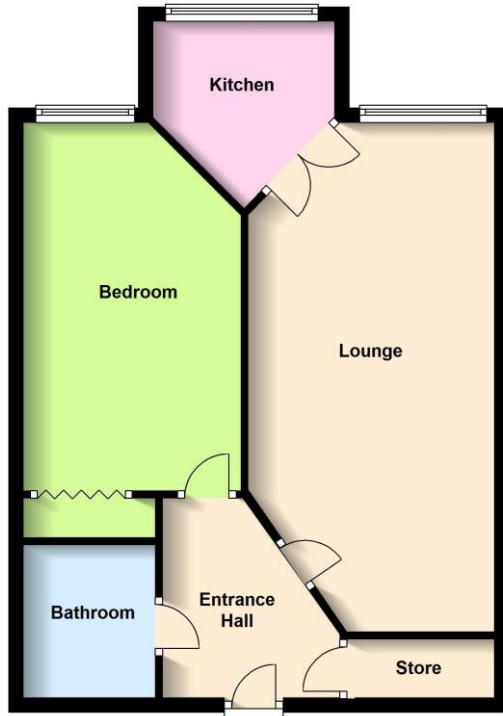
Viewing

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.



Ground Floor



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	82	84
(69-80)	C		
(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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