



5 Southbank Court Brighton Road | | Lancing | BN15 8LQ

WB
WARWICK BAKER
ESTATE AGENT



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Offers In Excess Of £225,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS TOP FLOOR APARTMENT WITH STUNNING SEA VIEWS.

IN NEED OF SOME MODERNISING THE PROPERTY HAS ONE BEDROOM, 19'4 LIVING DINING ROOM, 15'10 KITCHEN BREAKFAST ROOM, SOUTHERLY ASPECT BALCONY WITH VIEWS AND A GARAGE.

CALL NOW TO VIEW 01273 461144

- ONE BEDROOM APARTMENT
- TOP FLOOR
- SEA VIEWS
- SOUTHERLY ASPECT BALCONY
- 19'4 LIVING DINING ROOM
- 15'10 KITCHEN BREAKFAST ROOM
- IN NEED OF MODERNISING
- GARAGE
- CALL NOW TO VIEW
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COMMUNAL ENTRANCE

Entry phone system, stairs to Second Floor

ENTRANCE HALL

Doors to all rooms. Loft access.

LIVING / DINING ROOM

19'4 x 9'10 (5.89m x 3.00m)

Side aspect window, sliding patio doors leading onto a balcony with views.

KITCHEN / BREAKFAST ROOM

15'10 x 6'2 (4.83m x 1.88m)

Range of wall and base units, inset sink unit, inset hob, eye level double over, space for appliances. Southerly aspect window with views

BEDROOM

13'3 x 10'9 (4.04m x 3.28m)

Front aspect window with views of the South Downs.

BATHROOM

Matching suite, panel enclosed

bath, wash hand basin, low level W.C. Side aspect window.

OUTSIDE

GARAGE

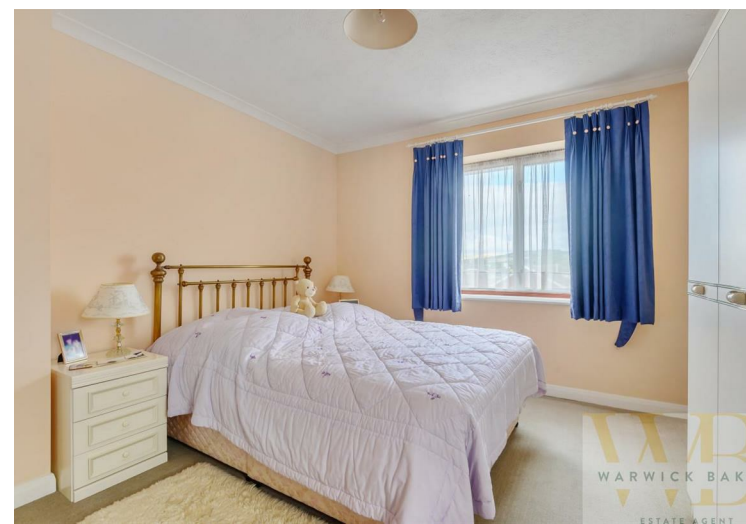
With up and over door.

OUTGOINGS

MAINTENANCE - £576.85 every 6 months - inc Water Rates

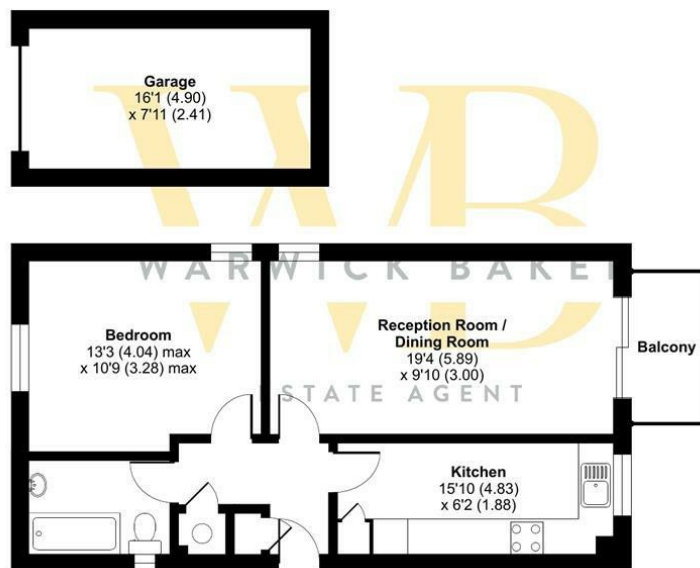
GROUND RENT - £250

LEASEHOLD - from 25 March 1987
expiring on 24 December 2112 - 90
Years remaining



Brighton Road, Lancing, BN15

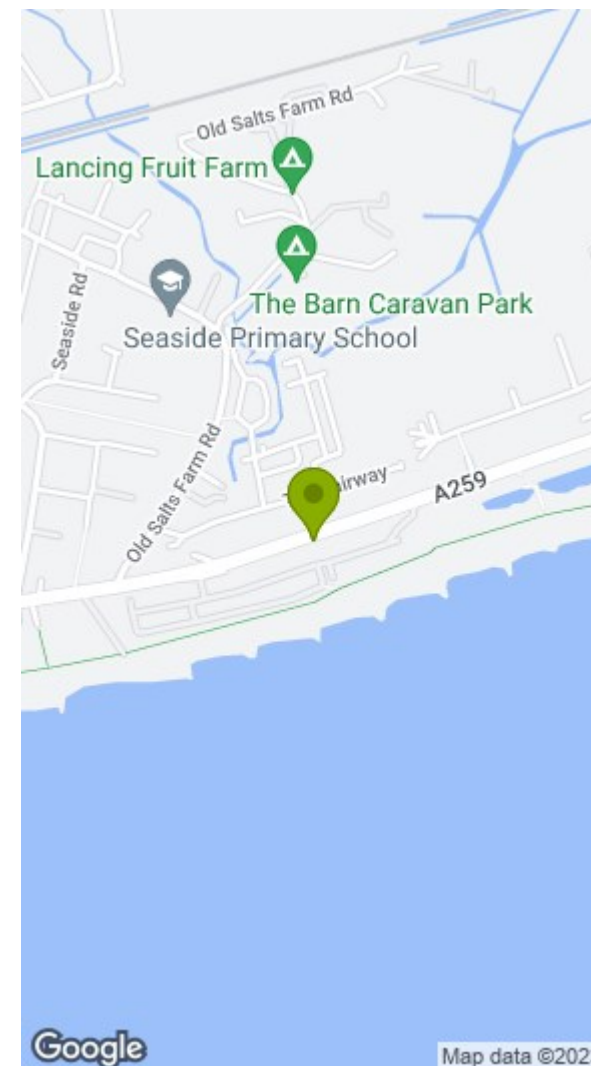
Approximate Area = 552 sq ft / 51.2 sq m
Garage = 128 sq ft / 11.8 sq m
Total = 680 sq ft / 63.1 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 874913



Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |