





21 Milford Court Brighton Road

Lancing

A two double bedroom ground floor flat located within moments of Lancing Seafront. Briefly the accommodation comprises: entrance hall, lounge/diner, kitchen, two bedrooms and modern bathroom/wc. Externally there are communal grounds and residents parking. The property is in close proximity to the the seafront, Brooklands Park, shops and popular bus routes. CHAIN FREE.

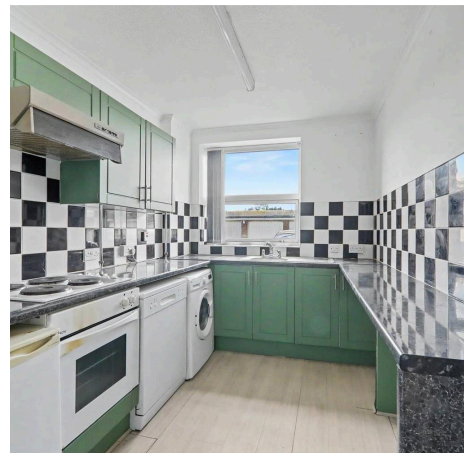
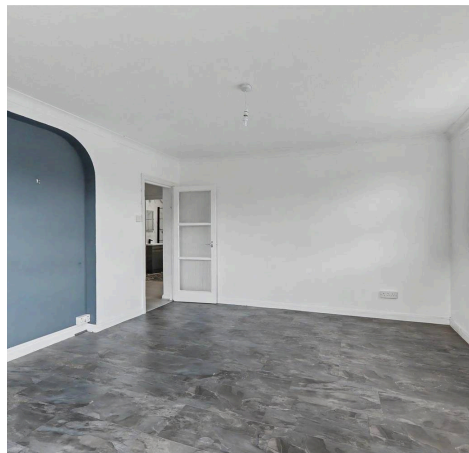
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Chain Free
- Ground Floor Flat
- Seafront Location
- Two Double Bedrooms
- Modern Fitted Bathroom
- Bay Fronted Lounge
- EPC Rating C
- Residents Parking



Entrance hall

Telephone entry system. Three recessed storage cupboards. Radiator.

Living Room

17' 5" x 13' 10" (5.31m x 4.22m)

Dual aspect. Double glazed bay window to side and further double glazed window to side. Radiator.

Kitchen

11' 7" x 7' 3" (3.53m x 2.21m)

Roll edge work surface having inset single drainer stainless steel sink with mixer tap and draining board. Space and plumbing for washing machine, dish washer and under counter fridge and freezer. Fitted oven. Four ring electric hob with extractor cooker hood over. Matching range of cupboards, drawers and eye level wall units. Breakfast bar with space for seating.

Bedroom One

14' 0" x 11' 3" (4.27m x 3.43m)

Double glazed window. Radiator. Built in double wardrobes with shelving and hanging rail.

Bedroom Two

10' 6" x 9' 2" (3.20m x 2.79m)

Double glazed window. Radiator.

Bathroom

White suite comprising panelled bath with mixer tap and glazed shower screen. Wall mounted controls and other overhead rainfall shower and separate attachment. Vanity unit with wash hand basin and mixer tap with cupboard below. Close coupled WC. Ladder style towel radiator.

Communal Gardens

Laid to lawn. Mature and sculpted shrubs. Paved area with seating available to enjoy the sea views.

Residents Parking

Communal parking to the rear of the development on a first come first serve basis.

Required Information.

Length of lease: Annual service charge: Service charge review period: Annual ground rent: Ground rent review period: Estate management charge: Council tax band: Draft version: Note: These



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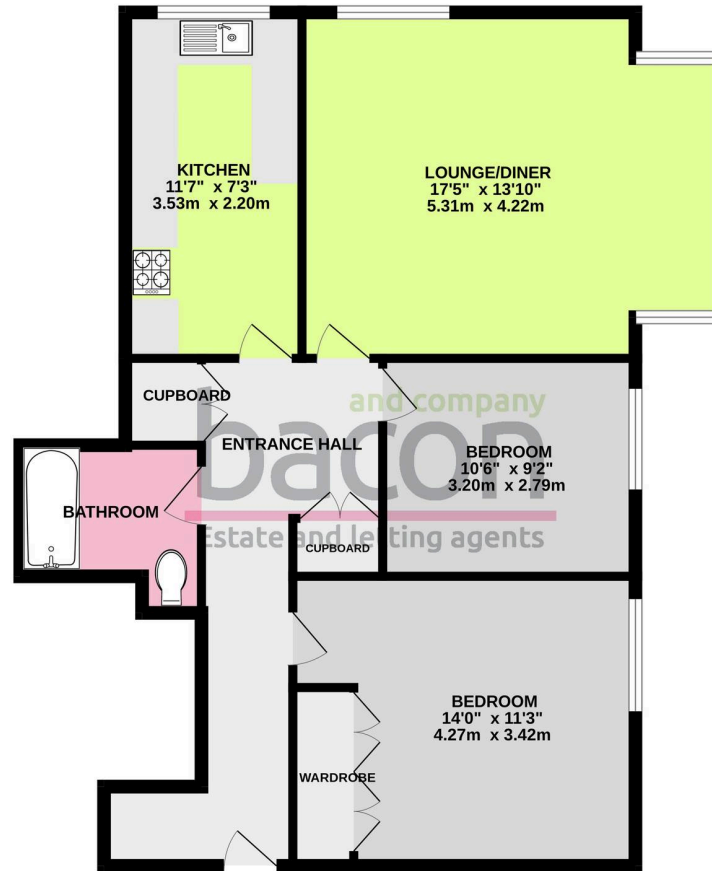
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GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



MILFORD COURT

TOTAL FLOOR AREA : 657sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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