

Russell Court, Bridge Close, Lancing, BN15 8BP

Offers in the Region of **£230,000**

Jacobs | Steel









Property Type: Apartment

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: C

- Two-bedroom apartmen
- Spacious dual aspect living room
- Bathroom and separate WC
- Well presented throughout
- Ideal first purchase, downsize or investment
- Garage
- Convenient for shops, station and seafront
- Modern fitted itchen
- New boiler
- Viewing recommended

A very well-presented and spacious first floor two-bedroom apartment, ideally located in a popular residential close, offering comfortable living with the added benefit of a single garage. This property boasts bright and well-proportioned accommodation throughout, including a generous living room, a functional fitted kitchen, two bedrooms, a bathroom, and a separate WC, making it an excellent choice for those seeking a convenient and practical home.





Summary

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Internal

The apartment welcomes you into a central hallway, providing access to all rooms. The living room is a notably spacious area, filled with natural light, offering ample room for both comfortable seating and a dining arrangement, this room benefits from a Juliet balcony. . The fitted kitchen is equipped with a range of wall and base units, complementing work surfaces, and integrated appliances, alongside space for additional white goods.

There are two well-proportioned bedrooms, suitable for double beds and furnishings. The bathroom features a white suite, including a bath with a shower over and a wash hand basin, further complemented by a practical separate WC. The neutral decor throughout the property allows for immediate comfortable living or provides a blank canvas for personal customisation.

External

This property benefits from a single garage located in a nearby block, providing secure parking or valuable additional storage. The development itself is well-maintained, featuring communal areas and available residents' parking.

Situated – Russell Court, Bridge Close, Lancing

Russell Court is located in a quiet residential area of Lancing, ideally positioned for easy access to local shops, amenities, and schools. Lancing village centre and its mainline railway station, offering direct links to Brighton, Worthing, and London, are all within easy reach. The seafront, scenic coastal walks, and convenient road links via the A27 are also readily accessible, offering a balanced lifestyle close to the coast.

Outgoings -

Lease - TBC, can be extended subject to negotiations to add 90 years to the current term.

Service charge - 1950 per annum

Ground Rent - 150 per annum









Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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