



First Floor

Total Area: 603 ft² ... 56.0 m² (Excluding Balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2024

WITH OVER...



At an Average rating of 4.9/5 ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

**4 Pebble View, 62 Brighton Road
Lancing, West Sussex, BN15 8ET
£240,000 – Share of Freehold**

Glyn-Jones



Glyn-Jones & Company are delighted to present this one bedroom first floor apartment with stunning SEA VIEWS, SOUTH FACING BALCONY and ALLOCATED OFF ROAD PARKING. The property also benefits from a NEW 999 YEAR LEASE UPON COMPLETION with a SHARE OF THE FREEHOLD.

Upon entering the property, you are greeted by a spacious lounge/diner leading out onto the south facing balcony via double doors where you can take in the gorgeous sea views across the coastline directly in front of you. The double doors and large windows provide a bright and airy space, perfect for enjoying the views from the comfort of your sofa or out on the balcony. The kitchen has plenty of cupboard space (both eye and base level) as well as room for appliances. The hallway leads across to the double bedroom with ample size fitted wardrobes and to the bathroom with both bath and shower above.

The property boasts a share of the freehold as well as a new 999 year lease upon completion. The outgoings are low with a peppercorn ground rent and £100pcm service charge. Externally, there is an off road allocated parking space along with off road visitor parking spaces. The building itself has a security entry phone system with well maintained communal halls/stairs. Further benefits include electric heating and double glazing throughout.



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4 Pebble View, Lancing, West Sussex, BN15 8ET

£240,000 – Share of Freehold



Pebble View is situated perfectly within very close proximity to Lancing Beach as well as local amenities within walking distance. There are a range of cafes and eateries, such as The Perch on Lancing Beach, as well as public transport links including a bus stop right outside the property and Lancing railway station close by providing easy access to nearby Brighton or further afield into London and beyond. Other amenities and points of interest include; the Widewater Lagoon Nature Reserve, Brooklands Park and Lake as well as the various supermarkets, convenience stores and doctors surgeries/pharmacies etc.

Viewing is highly advised to appreciate everything that this property has to offer. Book your appointment today: 01903 739000 or littlehampton@glyn-jones.com



Property Information

Council Tax Band - B
Energy Efficiency Rating - TBC
Tenure – Leasehold (Share of Freehold) – New 999 year Lease Upon Completion

Ground Rent - £0 (Peppercorn)
Service Charge - £100 PCM

We recommend you have this verified by your legal representative at your earliest convenience.

