

## LANCING OFFICE

28 North Road, Lancing, West Sussex, BN15 9AB

Tel. 01903 750335    [lancing@jacobs-steel.co.uk](mailto:lancing@jacobs-steel.co.uk)



### Sunbeam Development, South Street, Lancing BN15 8AU | £305,000

- Brand New Roffey Homes Development
- Bathroom And En-Suite
- West Facing
- Allocated Parking
- Communal Roof Terrace
- Two Double Bedrooms
- Ground Floor
- Courtyard Garden
- Cycle/ Mobility Scooter Storage
- Stone's Throw From Lancing Beach & Green





The Sunbeam development is an impressive collection of 32 modern apartments, situated only a stone's throw from Lancing beach on the beautiful West Sussex coast. All include spacious open-plan living areas, designer kitchens, outside space, parking, and access to a stunning communal roof terrace.

**LIVING/DINING ROOM:**  
25' 1" x 13' 10" (7.65m x 4.22m)

**KITCHEN:**  
11' 1" x 9' 1" (3.38m x 2.77m)

**MASTER BEDROOM:**  
19' 2" x 9' 5" (5.84m x 2.87m)

**BEDROOM TWO:**  
14' 7" x 9' 3" (4.44m x 2.82m)

#### **KITCHEN SPECIFICATION:**

Kitchens by Nobilia  
Bosch stainless steel integrated single oven  
Bosch stainless steel integrated combi-microwave oven  
Bosch ceramic hob and extractor hood  
Bosch integrated fridge freezer  
Bosch integrated dishwasher  
Stainless steel sink with chrome mixer tap  
Underfloor heating

#### **BATHROOM SPECIFICATION:**

Thermostatically controlled shower  
Bath with shower mixer



Contemporary white basins with chrome fittings  
Luxury wall tiling to shower and bath areas  
Underfloor heated tiled floor  
Chrome heated towel warmer

**INTERNAL FINISHES:**

Contemporary styled white painted doors  
Chrome finish door furniture  
Floor finishes included with Kamdean flooring to living / dining / kitchen and carpet to bedrooms and hallway. Other options available (at cost)  
Wardrobes to all bedrooms  
Utility cupboard with plumbing for washer dryer (not supplied)

**HOME ENTERTAINMENT, COMMUNICATIONS AND ELECTRICAL:**

Communal TV aerial and satellite system  
Sky Q enabled living room satellite TV point  
TV points to bedrooms  
Telephone and high speed Cat6 network to lounge and bedrooms  
LED and low energy lighting throughout

**SECURITY:**

LABC Home Warranty Scheme  
Video entryphone system to communal doors  
Parking space to each apartment  
Fire detection/alarm systems to apartment and communal areas  
Apartment entrance doors with double lock, viewer, security chain and doorbell

**SUSTAINABILITY:**

Energy performance 'A' rated Boiler with programmable heating and hot water  
Energy performance 'A' rated kitchen appliances  
Highly insulated building fabric with double glazed aluminium windows  
Underfloor heating  
LED lighting

**COMMUNAL AREAS:**

Interior designed entrance lobbies  
Two lifts to all floors with emergency phone system  
Third floor, south-facing roof terrace with 180 degree views towards the sea, patio furniture, pergola, kitchenette and WC  
Landscaped planting  
Cycle & mobility scooter store  
Refuse & recycling store  
Visitor parking spaces

**MANAGEMENT AND MAINTENANCE:**

Locally based managing agent  
Details and explanations of budget management services and charges, together with ground rent charges, will be provided  
We encourage the formation of a Residents Committee to work with the managing agent to ensure a transparent, smooth running and efficient management service

# Apartment 1

Ground Floor 93 sq m / 1,004 sq ft

## Living / Dining Room

7.65m x 4.22m 25'1" x 13'10"

## Kitchen

3.38m x 2.77m 11'1" x 9'1"

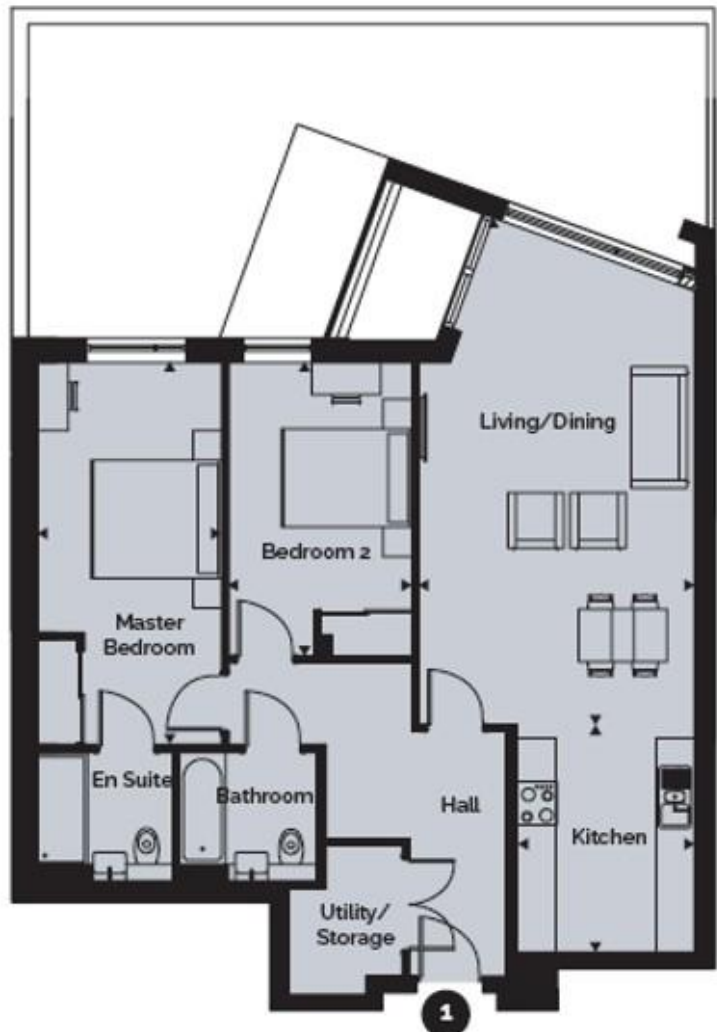
## Master Bedroom

5.83m x 2.86m 19'2" x 9'5"

## Bedroom 2

4.44m x 2.81m 14'7" x 9'3"

All dimensions have been taken from architectural drawings, are measured to the points indicated on the floorplan and layouts are indicative only. The details are believed correct at the time of publication. Nevertheless the company reserves the right to alter specification at any time without prior notice. These details should be used as a guide and form no part of any contract. 2018.



## Floor Area

947 sq ft / 88 sq m - floor area is quoted from the EPC

## Tenure

Leasehold

## Council Tax

Band Adur District Council

## Viewing Arrangements

Strictly by appointment

## Contact Details

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01903 750335

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	84	84
EU Directive 2002/91/EC		
England, Scotland & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	86	86
EU Directive 2002/91/EC		
England, Scotland & Wales		

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating traveling so much distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.