



Meadow Lane, Lancing

Offers In Excess Of
£150,000
Leasehold

- Ground Floor Apartment
- One Double Bedroom
- Moments From Village Centre
- Tenure: Leasehold
- Shared South Facing Garden
- Contemporary Kitchen & Shower Room
- EPC RATING: TBC

Robert Luff & Co are delighted to bring to the market this incredibly spacious and very well presented, one double bedroom ground floor flat with DIRECT GARDEN ACCESS, ideally located in a tucked away Lane, just moments from Lancing village centre and mainline railway station. The generous accommodation comprises: Own street entrance, entrance hall, SOUTH FACING LIVING ROOM, contemporary fitted kitchen, double bedroom and recently fitted shower room. Outside, the property benefits from a shared SOUTH FACING REAR GARDEN and off street parking for several vehicles.

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**Robert
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Accommodation

Double Glazed Front Entrance Door Into:

Entrance Hall

Night storage heater, airing cupboard housing immersion heater, coved ceiling.

Living Room 15'3" x 13'4" (4.65m x 4.06m)

Double glazed patio doors, double glazed window to side aspect.

Kitchen 10'2" x 9'8" (3.10m x 2.95m)

Range of fitted high gloss wall and base units, fitted work surface incorporating a sink unit with mixer tap and drainer, integrated fridge/freezer, washing machine, electric oven and hob with extractor hood above, feature floor level lighting, double glazed window to rear aspect, tiled splash backs and coved ceiling.

Bedroom 15'3" x 11'8" (4.65m x 3.56m)

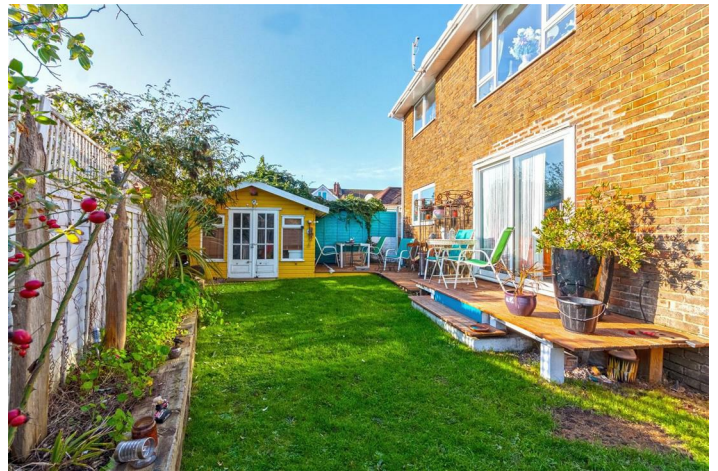
Double glazed window to front aspect, fitted wardrobes and coved ceiling.

Shower Room

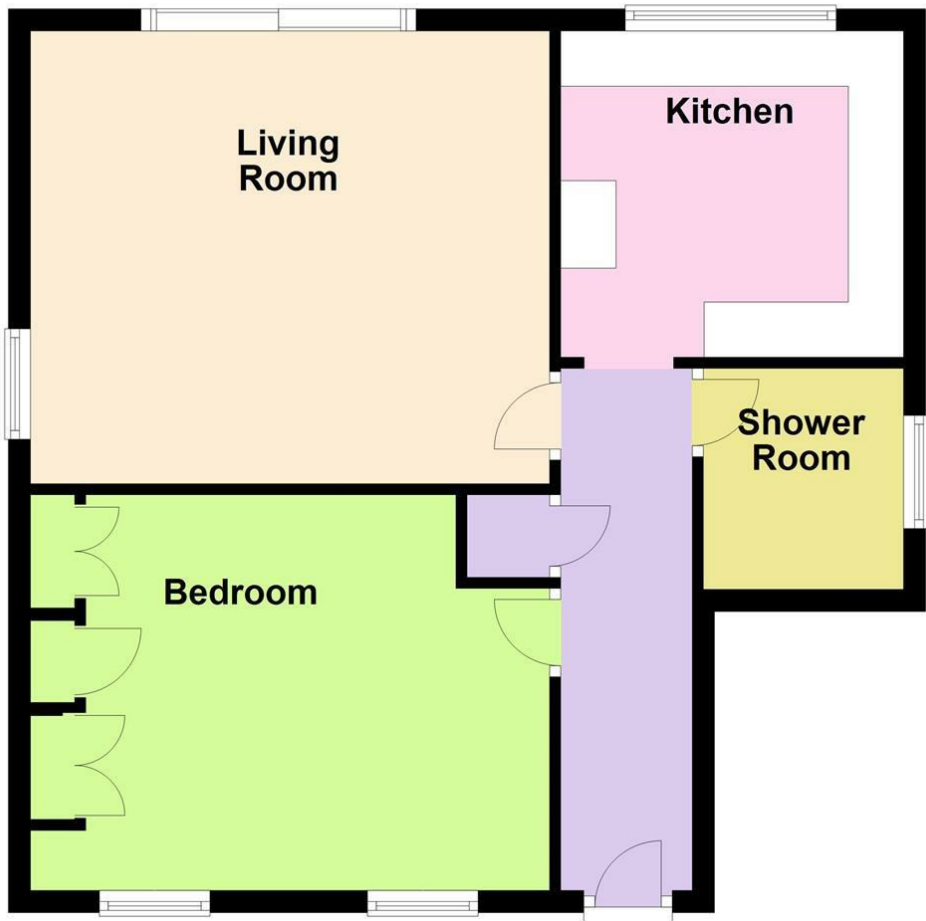
Double glazed window to side aspect, walk in shower enclosure with electric shower, over counter wash hand basin, mosaic tiled walls.

Lease & Maintenance

The seller has advised us that there are approximately 52 years remaining on the lease and the cost of extending will be £30,000. Maintenance details to be confirmed.



Floor Plan



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

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.