



Offers In Excess Of
£140,000
Leasehold

Cokeham Road, Lancing

- First Floor Studio Apartment
- 17ft X 16ft Studio Room
- Separate Kitchen
- Bathroom
- Downland Views
- Close Shops & Bus Services
- No Onward Chain
- Ideal FTB Or BTL
- EPC: F
- Council Tax Band: A

Robert Luff & Co are delighted to present this spacious first floor studio flat, ideally located close to local shops and bus services. The property features a 17ft X 16ft studio room, separate kitchen and bathroom. Benefits include a long lease and no onward chain. IDEAL FIRST TIME BUY OR BUY TO LET!

T: 01903 331737 E: lancing@robertluff.co.uk
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Accommodation

Communal Entrance Hall

Stairs to first floor.

Personal Front Door

To

Entrance Hall

Studio Room 17'5" x 16'5" (5.31m x 5.00m)

Single glazed windows to front aspect with downland views, coving, wall mounted electric heater.

Kitchen 7'1" x 6' (2.16m x 1.83m)

Single glazed window to side, range of fitted wall & base level units, fitted roll edged work surface incorporating stainless steel single drainer sink unit with mixer tap, electric oven and hob, space and plumbing for washing machine, space for fridge/freezer.

Bathroom

Single glazed window to front, fitted suite comprising: Panel enclosed bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, part tiled walls.

Lease & Maintenance

The Vendor has advised us that there are in excess of 900 years remaining on the lease.

£500 service charge

£15 ground rent

£100 reserve fund contribution

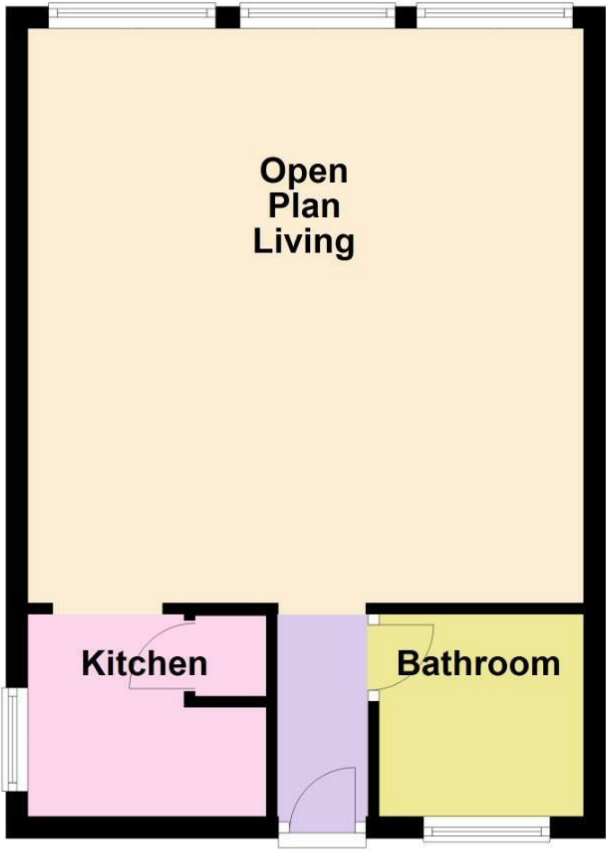


3-7 South Street, Lancing, West Sussex, BN15 8AE


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Floor Plan
Approx. 36.8 sq. metres (395.9 sq. feet)



Total area: approx. 36.8 sq. metres (395.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			78
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>		38	
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
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.