



## Penhill Road, Lancing

Offers In Excess Of  
**£155,000**  
Leasehold

- Ground Floor Apartment
- One Double Bedroom
- Close Village Centre & Beach
- Double Glazing
- Upgraded Heating
- Modern Kitchen & Bathroom
- Residents Parking
- Ideal FTB or BTL
- EPC: D

Robert Luff & Co are delighted to market this VERY WELL PRESENTED, one double bedroom GROUND FLOOR APARTMENT, ideally located just a short walk from Lancing village centre, mainline railway station and beach. The accommodation comprises: Entrance hall, bathroom, kitchen, living room and bedroom. Benefits include double glazing, recently upgraded heating and a recent electrical consumer unit. IDEAL FIRST TIME BUY OR BUY TO LET!!

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**Robert  
Luff & Co**  
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## Accommodation

### Communal Entrance Hall

Communal door to side with intercom system, cupboard housing electrical consumer unit, personal front door to:

### Entrance Hall

Coving, storage cupboard, airing cupboard housing hot water cylinder.

### Kitchen 8'2" x 7'3" (2.49m x 2.21m)

Double glazed window to side, range of fitted wall and base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, tiled splash-backs, electric cooker point, space and plumbing for washing machine, space for further appliances.

### Bathroom

Majority tiled walls, fitted suite comprising: Panel enclosed bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, ladder towel rail, extractor fan.

### Lounge 15'6" x 8'1" (4.72m x 2.46m)

Double glazed window to front, coving, electric radiator, television aerial point.

### Bedroom 10'2" x 8'7" (3.10m x 2.62m)

Double glazed window to front, coving, electric radiator, wardrobe with curtains.

### Lease & Maintenance

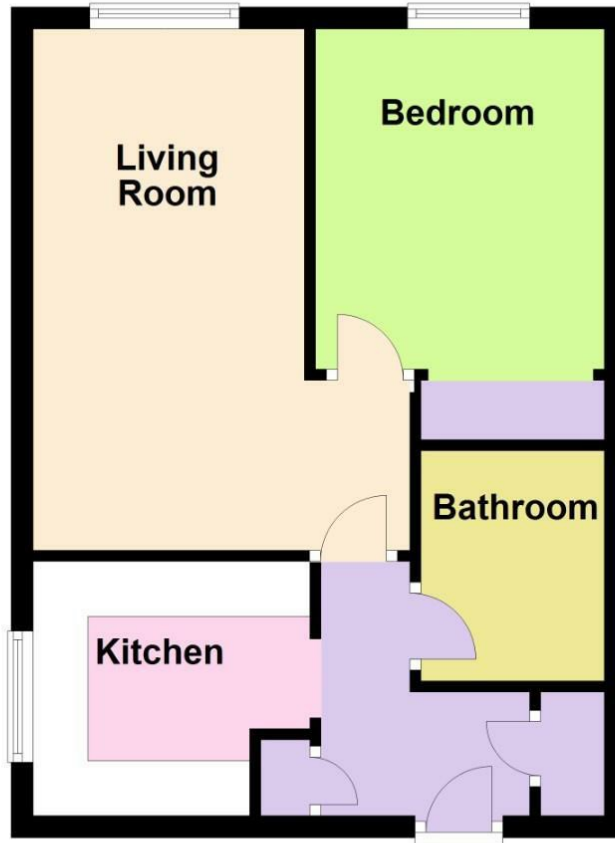
The seller has advised us that the service charge is approx: £115 per month.

Lease - Expires 23/12/2111 meaning that there are approx. 89 years unexpired.



## Floor Plan

Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 37.3 sq. metres (401.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <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			
<b>England &amp; Wales</b>		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.