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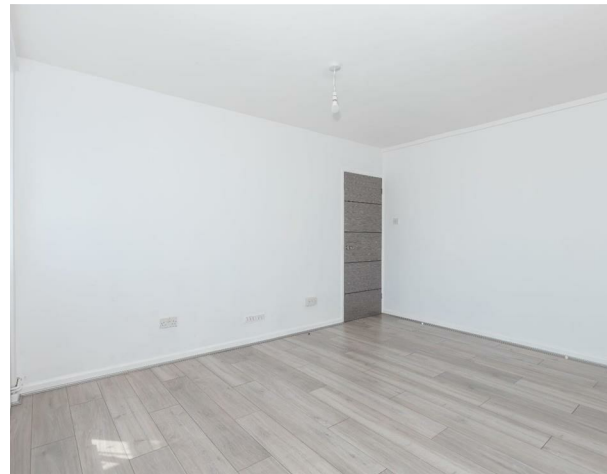
Description

Robert Luff & Co are delighted to present this newly redecorated, one double bedroom ground floor flat, conveniently located just a short walk from Southwick Square and railway station. Southwick beach is just a short walk away, over the harbour lock gates and the 700 bus service passes along the coast road, providing easy access to Brighton, Shoreham, Worthing & beyond. The generous accommodation comprises: Entrance hall, South facing living room, modern fitted kitchen, 15ft x 10ft double bedroom and bathroom. Outside, there are communal gardens and a useful lock up shed. Viewing recommended - NO ONWARD CHAIN!!



Key Features

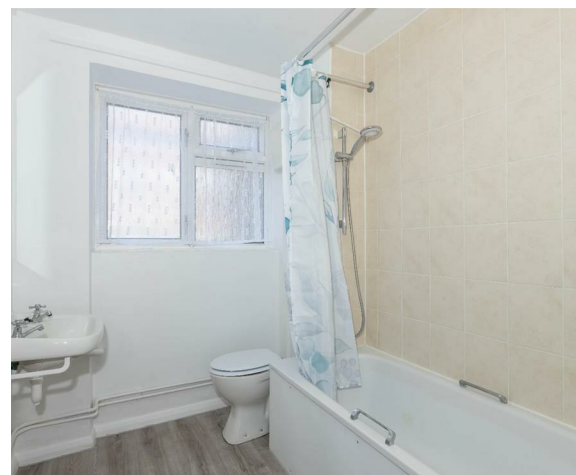
- Ground Floor Flat
- Newly Refurbished
- Fitted Kitchen
- Communal Gardens
- Council Tax Band: A
- Close To Southwick Square & Station
- One Double Bedroom
- Re-Wired
- Vacant & Ready To Move Into!
- EPC: C



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Communal Entrance Hall

Composite Front Door

To:

Entrance Hall

Cupboard housing meters.

Living Room

4.09m x 3.96m (13'5" x 13')

South facing double glazed window to rear, cupboard housing gas meter, radiator. Door to:

Inner Hall

Storage cupboard with shelving, thermostat, radiator.

Kitchen

3.96m x 2.57m (13' x 8'5")

Double glazed window to front. Range of fitted wall & base level units, fitted worksurfaces incorporating stainless steel sink unit with mixer tap, integrated "Electrolux" electric oven & "Hotpoint" 4 ring electric hob, tiled splash-backs, space & plumbing for washing machine, space for fridge/freezer, cupboard housing "Glow Worm" central heating boiler.

Bedroom

4.57m x 3.05m (15' x 10')

South facing double glazed window to rear, radiator.

Bathroom

2.13m x 1.83m (7' x 6')

Double glazed window to front,

fitted suite comprising panel enclosed bath with shower cover, wash hand basin, close coupled WC, tiled walls, extractor fan.

Outside

Communal Gardens

With seating areas.

Lock Up Storage Shed

Lease & Outgoings

Lease: 87 Years Remaining

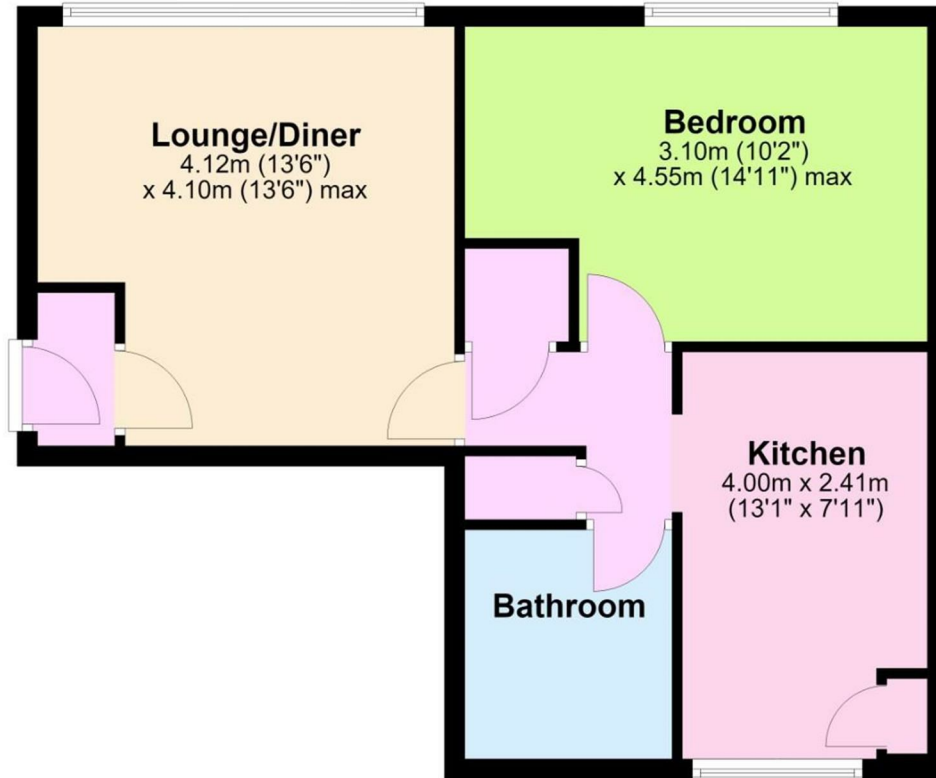
Service Charge: £640.13

Ground Rent: £10 p.a.

Floor Plan Butts Road

Floor Plan

Approx. 50.1 sq. metres (539.1 sq. feet)



Total area: approx. 50.1 sq. metres (539.1 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(11-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

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