



1



1



1



### Summary

Robert Luff & Co are delighted to present this one double bedroom first floor flat, ideally located in the heart of Lancing Village centre. Local shops, bakeries and restaurants are on the doorstep and Lancing mainline railway station provides easy access to Worthing, Brighton & London. The well proportioned accommodation comprises: Entrance hall, living room, kitchen, bedroom & bathroom. Outside, the property benefits from residents parking and a communal garden/drying area. Viewing recommended - NO ONWARD CHAIN!

### Key Features

- Heart Of Village Centre
- One Double Bedroom
- Ideal FTB or BTL
- Great For Commuting
- Council Tax Band: A
- Purpose Built First Floor Flat
- Allocated Parking To Rear
- No Onward Chain
- Gas Central Heating & Double Glazing
- EPC: C

## Description

**Communal Front Door**  
Stairs to first floor landing

**Personal Front Door**  
To:

**Entrance Hall**

**Living Room**

**Kitchen**

**Bedroom**

**Bathroom**

**Parking**  
To rear of building.

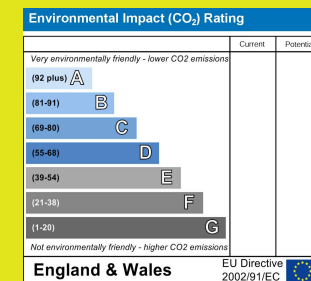
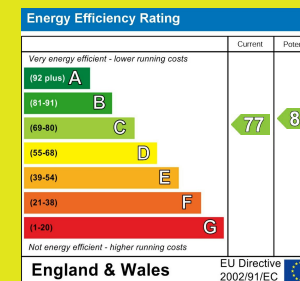
**Communal Garden & Drying Area**  
To rear.

**Lease & Outgoings**  
Lease - 125 Years from 27/4/1992 - 91  
Years Remaining  
Ground Rent: TBC  
Service Charge: TBC

## Floor Plan



Total area: approx. 48.6 sq. metres (522.7 sq. feet)



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.