



Cecil Road, Lancing

Offers Over
£160,000
Leasehold

- One Bedroom Ground Floor Apartment
- Own Entrance
- Newly Redecorated With Newly Fitted Front Door & Windows
- EPC Rating - C
- 936 Years Remaining On The Lease
- Ideal Buy To Let Or First Time Buy
- Office Space
- Perfect Location For Access To Lancing Beach
- Council Tax band - A
- No Ongoing Chain

We are delighted to offer for sale, with no ongoing chain, this ground floor one bedroom apartment, perfect for downsizers, buy to let investors and first time buyers. The flat forms part of a small rise block and is located within a moments walk from Lancing Village Centre which benefits from an array of local shops and amenities, a mainline train station and various local bus routes. Close by is also the ever popular Lancing Beach, well renowned for its water sport activities and The Perch Cafe and gives walkable or bus access to both Shoreham and Worthing.

This property has benefitted from both internal and external redecoration recently and so offers a property for someone to move straight into, call now to book your viewing.

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

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Accommodation

Front Door

Private front door leading to:

Hallway

Carpet, doors to:

Lounge 17'9 x 9'11 (5.41m x 3.02m)

Carpet, double glazed window, electric heater, door to:

Kitchen 6'2 x 7'9 (1.88m x 2.36m)

Vinyl flooring, cupboards with worksurfaces, space for fridge freezer, space for washing machine, stainless steel sink drainer with mixer tap, part tiled walls, space for cooker

Bathroom 4'2" x 6'11" (1.29 x 2.11)

Vinyl flooring, low level flush w/c, wash hand basin, panelled bath with electric shower

Bedroom 9'6 x 9'7 (2.90m x 2.92m)

Carpet, double glazed window, electric heater

Office 6'4 x 8'2 (1.93m x 2.49m)

Carpet

Agents Notes

We have been informed by the sellers of the following:
999 year lease from 1961 giving 936 years remaining
Ground rent - £1 PA

Buildings insurance approximately £270 per year

Maintenance: The property is self managed



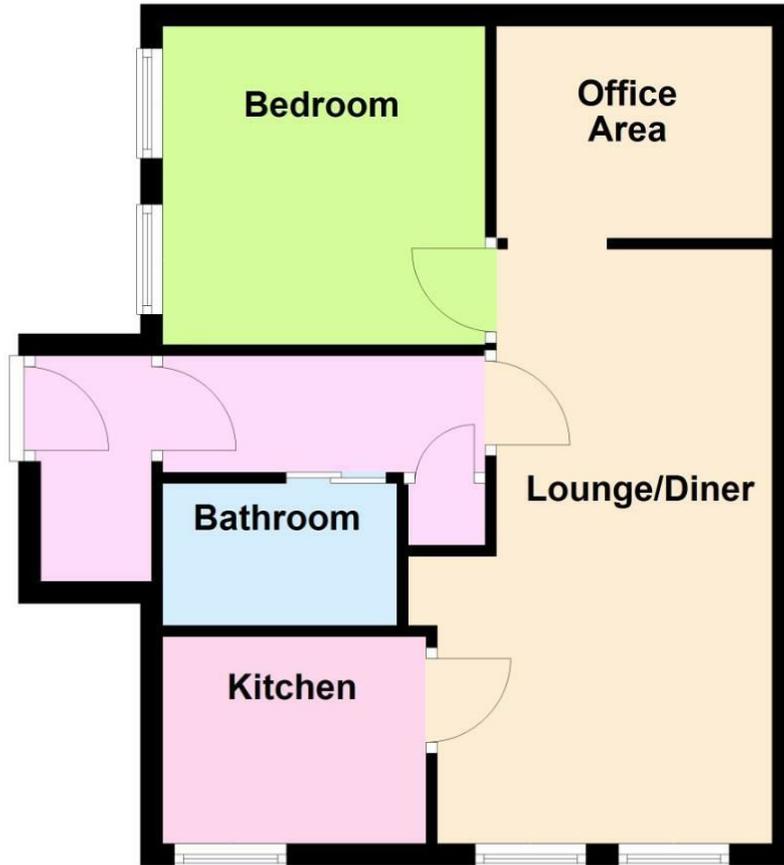
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Floor Plan

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 43.1 sq. metres (464.4 sq. feet)

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		70	74
		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.