



Cecil Road, Lancing



£900

- TWO BEDROOM FIRST FLOOR
- OWN STREET ENTRANCE
- NEUTRAL DECOR
- EASY ACCESS TO SHOPS AND BEACH
- AVAILABLE MID -AUGUST
- CENTRAL HEATING
- EPC Rating: D

Robert Luff & Co are delighted to bring to the market this two bed first floor flat situated in a Prime South Lancing location, just minutes walk from the Beach and local shops. Separate fitted kitchen, neutral decor, fitted bathroom suite.

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Accommodation

Private Entrance

Private entrance, stairs to first floor, covered RCD unit, gas and electric metres.

Bedroom 9'9" x 9'4" (2.97 x 2.84)

Two Double glazed windows, radiator, painted glass work over looking dining room.

Hallway

Enclosed storage with shelved and storage area.

Bathroom

Matching three piece suite comprising of panel enclosed bath with telephone tap, wall mounted power shower, low level Push flush W/C, wall mounted wash hand basin with mixer taps, heated ladder radiator, tiled floor and walls.

Lounge/Diner 24'7" x 10'7" (7.49 x 3.23)

Large Lounge diner, radiator x 4, two double glazed windows with Downland views, painted glass work over looking bedroom, inbuilt storage, tv point, telephone point, coved ceiling.

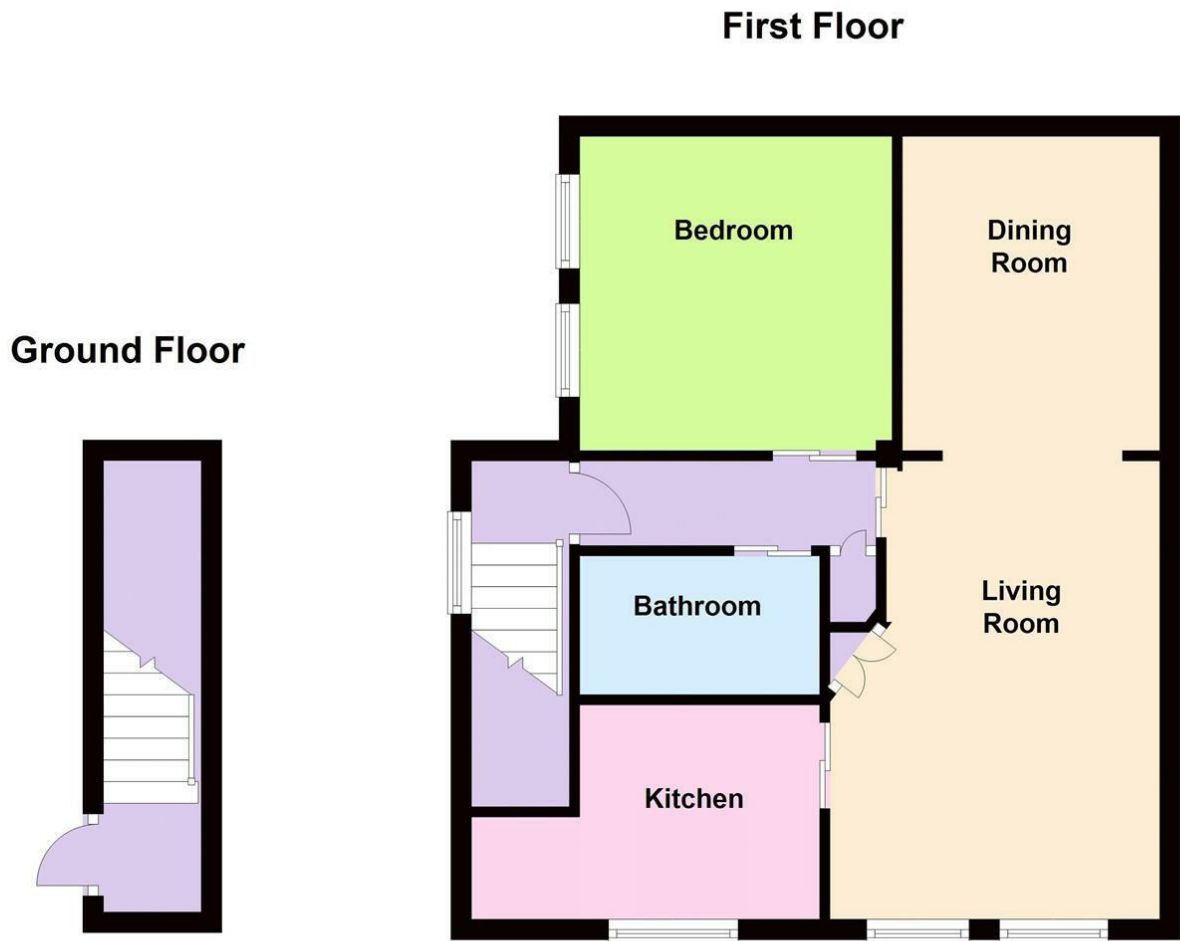
Kitchen 11'1" x 7'1" (3.38 x 2.16)

Matching range of wall and base unit with Marble effect work surface, one bowl sink drainer with Chrome mixer tap, in built four ring gas hob & electric oven underneath, extractor fan above. Enclosed immersion tank, wall mounted boiler, double glazed windows with Downland views, tiled floor, part tiled walls, space and plumbing for washing machine, space for fridge freezer.

Shared Garden

50% share of private garden with downstairs apartment, mainly laid to lawn, shrubs to rear and side.





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		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	

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