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## Description

Robert Luff & Co are delighted to offer this beautifully presented top floor flat, with added benefit of a STUDY/OFFICE, ideally located just a short walk from Lancing village centre and mainline railway station. The generous accommodation comprises: Entrance hall, South facing living room, kitchen, double bedroom, bathroom and office/study. Outside, the property benefits from the use of a fantastic communal garden. VIEWING ESSENTIAL!!



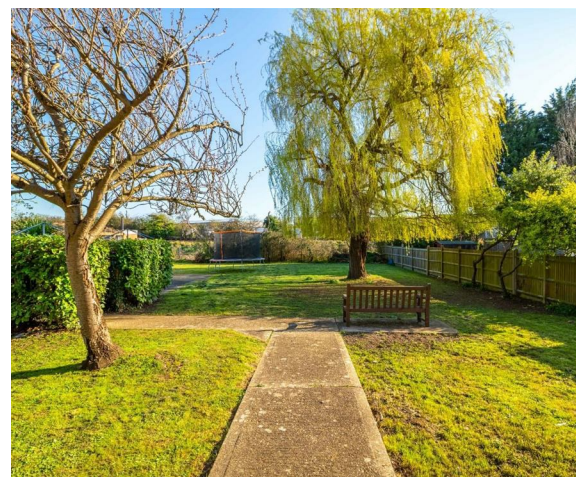
## Key Features

- Top Floor Flat
- Study/Office
- Double Glazing
- Close To Village Centre & Mainline Station
- Council Tax Band: A
- One Double Bedroom
- South Facing Living Room
- Beautiful Communal Gardens
- Ideal FTB or BTL
- EPC Rating: E



[robertluff.co.uk](http://robertluff.co.uk)

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**Communal Entrance Hall**  
Stairs To Top Floor Landing

**Personal Front Door**  
To:

**Entrance Hall**  
Door entryphone system,  
cupboard housing hot water  
cylinder.

**Living Room**  
**3.66m x 3.66m (12' x 12')**  
Dual aspect double glazed  
windows to South & West  
aspects.

**Kitchen**  
**3.10m x 2.08m (10'2" x 6'10")**  
Double glazed window to front,  
range of fitted wall & base level  
units, fitted roll edged  
worksurfaces incorporating  
stainless steel single drainer sink  
unit with mixer tap, tiled splash-  
backs, electric oven, hob & hood,  
space & plumbing for washing  
machine, space for further  
appliances.

**Bedroom**  
**3.66m x 2.95m (12' x 9'8")**  
Double glazed window with  
Southerly aspect, wardrobe.

**Study/Office**  
**1.83m x 1.52m (6' x 5')**  
Double glazed window to side.

**Bathroom**  
Double glazed window. Fitted

suite comprising: Bath, close  
coupled WC and wash hand  
basin, heated towel rail.

**Outside**

**Communal Gardens**

**Lease & Outgoings**  
The Vendor has advised us of the  
following:  
Lease: 90 Years unexpired  
Ground Rent: £10  
Service Charge: £880



## Floor Plan Tower Road

### Ground Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



Total area: approx. 46.2 sq. metres (497.5 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>75</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>	<b>75</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.



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