



£199,950  
Leasehold

## Crabtree Lane, Lancing

- New Lease Assigned On Completion
- One Double Bedroom
- Moments From Village Centre
- Private Garden Area
- Council Tax Band: A
- Garden Flat
- Modern Fitted Kitchen & Shower Room
- Open Plan Living
- Ideal FTB or BTL
- EPC: D

Robert Luff & Co are delighted to offer this beautifully presented one bedroom GARDEN FLAT, ideally located just a few minutes' walk from Lancing village centre and mainline railway station. The property has been finished to a high standard and includes contemporary, open plan living room & kitchen/diner, double bedroom, luxury shower room and a private garden space. IDEAL FTB or BTL!

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## Accommodation

### Communal Entrance Hall

Personal front door to:

### Kitchen/Diner 13'3" x 11'9" (4.04m x 3.58m)

Range of fitted wall and base level units, worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, fitted electric oven and hob with extractor hood over, integrated washing machine, tiled splashbacks, wood effect flooring, wall mounted electric heater.

### Living Room 11'10" x 7'10" (3.61m x 2.39m)

Double glazed window & French doors, skylight window, wood effect flooring, electric heater.

### Bedroom 11'10" x 8'4" (3.61m x 2.54m)

Double glazed window and French doors, electric heater.

### Shower Room

Fitted suite comprising: Shower enclosure with wall mounted electric shower, close coupled WC, wash hand basin with mixer tap and cupboard under.

### Outside

### Private Garden

Decking, patio, lawn, fence enclosed with side access gate.





Total area: approx. 37.9 sq. metres (408.3 sq. feet)

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</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 |         |           |
| England & Wales                             |         |           |
| 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>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
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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.