



ST. WILFREDS
HOUSE

Tower Road, Lancing



£175,000
Leasehold

- Ground Floor Flat
- Double Bedroom with Fitted Wardrobe
- Separate Store Room
- Use Of Garden
- Close to Mainline Station & Lancing Village Centre
- Double Glazing
- Underfloor Heating
- Ideal FTB or BTL
- EPC: TBC

Robert Luff & Co are delighted to present this GROUND FLOOR APARTMENT, ideally located within a few minutes' walk of Lancing village centre and mainline railway station. The accommodation comprises: Entrance hall, STUDY, living room, DOUBLE BEDROOM, kitchen and bathroom. Outside, the property benefits from the use of a LARGE, SOUTH FACING GARDEN. Ideal FTB or BTL - VIEWING ESSENTIAL!!

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Accommodation

Communal Entrance Door

Flat front entrance door into:

Entrance Hall

Entry phone system.

Store Room 9'0 x 5'0 (2.74m x 1.52m)

Window to side aspect, electric heater.

Kitchen 10'2 x 7'0 (3.10m x 2.13m)

Double glazed window to side aspect, range of fitted wall and base units with fitted work surfaces incorporating a stainless steel sink unit with mixer tap and drainer, electric oven and hob, space for appliances.

Lounge 12'1 x 11'8 (3.68m x 3.56m)

Double glazed window to rear aspect, TV point and coved ceiling.

Bedroom 11'7 x 9'7 (3.53m x 2.92m)

Double glazed window to rear aspect, fitted wardrobe.

Bathroom

Double glazed window to rear aspect, panel enclosed bath, pedestal wash hand basin, low level flush WC, extractor fan and fully tiled.

Lease & Maintenance

The sellers have advised us of the following:

Lease - 94 Years remaining

Maintenance - £1,008.42 P.A.



3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floor Plan

Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 45.3 sq. metres (488.0 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		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.