

£175,000 Leasehold

- Ground Floor Flat
- Separate Store Room
- Close to Mainline Station & Lancing Village Centre
- Underfloor Heating
- EPC: TBC

- Double Bedroom with Fitted Wardrobe
- Use Of Garden
- · Double Glazing
- Ideal FTB or BTL

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!!





Accommodation

Communal Entrance Door Flat front entrance door into:

Entrance Hall
Entry phone system.

Store Room 9'0 x 5'0 ($2.74m \times 1.52m$) 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 filed.

Lease & Maintenance

The sellers have advised us of the following: Lease - 94 Years remaining Maintenance - £1,008,42 P.A.







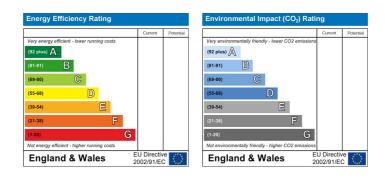


Floor Plan

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



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



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.