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E



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!!

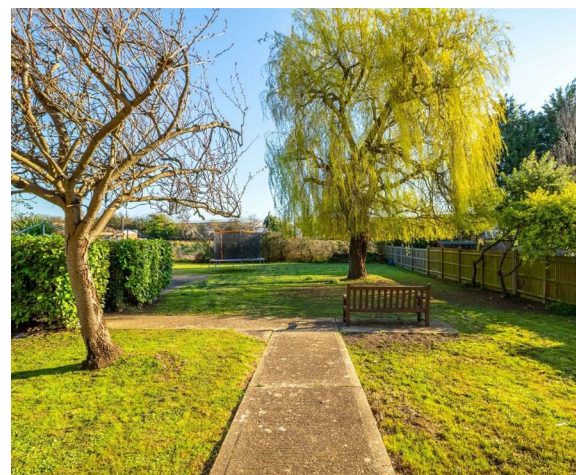
Key Features

- 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



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3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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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