



## Penstone Park, Lancing



Offers In The Region Of  
**£240,000**  
Leasehold

- First Floor Flat
- Modern Fitted Kitchen
- West Facing Balcony
- Double Glazing
- EPC: C
- Two Double Bedrooms
- Contemporary Bathroom With Jacuzzi Bath
- Gas Central Heating
- Moments To Village Centre & Mainline Station
- Council Tax Band: B

We are delighted to offer this SPACIOUS and well presented, TWO DOUBLE BEDROOM first floor flat, conveniently located just moments from Lancing village centre and mainline railway station. The accommodation briefly comprises; Entrance hall, generous living room, modern fitted kitchen, two double bedrooms and bathroom with Jacuzzi bath and electric shower. The property benefits from a WEST FACING BALCONY, double glazing via combination boiler on service plan, gas central heating and unallocated parking. Viewing Essential - NO CHAIN!!

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**Robert  
Luff & Co**  
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## Accommodation

### Communal Front Door

Ta

### Entrance Hall

Stairs to first floor landing.

### Personal Front Door

Ta

### Entrance Hall

Coving, LED downlighters, cupboard housing combination boiler, further cupboard housing fuse board and door entry-phone system.

### Lounge 18' x 10'10" (5.49m x 3.30m)

Double glazed window to rear, further double glazed window to front, coving, LED downlighters, upright radiator.

### Kitchen 14'8" x 6'7" (4.47m x 2.01m)

Double glazed window to rear, LED downlighters. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, electric oven, gas hob, extractor hood, integrated fridge/freezer, tiled splash-backs, space and plumbing for washing machine. Double glazed door to:

### West Facing Balcony

undercover with built in seating area.

### Bedroom One 11' x 11' (3.35m x 3.35m)

Coving, double glazed window to front, wardrobes, upright radiator.

### Bedroom Two 11' x 9'5" (3.35m x 2.87m)

Double glazed window to front, upright radiator, TV aerial point.

### Bathroom

Double glazed window to rear LED downlighters. Fitted suite comprising: Panel enclosed Jacuzzi bath with Mira electric shower over, vanity unit with inset wash hand basin with cupboard under and built in WC, extractor fan, tiled walls, wall mounted mirror with motion sensor light, ladder radiator, tiled floor.

### Parking

Unallocated parking to rear of building

### Lease & Maintenance

The Vendor has advised the following:

Lease: 88 Years Remaining

Maintenance: £1,500 Per Annum

Ground Rent: £150 Per Annum.



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### Floor Plan

Approx. 58.7 sq. metres (632.3 sq. feet)



Total area: approx. 58.7 sq. metres (632.3 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			
<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>			
(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.