



Price
£165,000
Leasehold

Sompting Road, Lancing

- Ground Floor Apartment
- Close To Local Shops And Transport Links
- Off Road Parking Can Be Purchased At An Additional Cost
- Walking Distance To Lancing Village High Street
- Open Plan Lounge/Kitchen
- £600 PA Maintenance Charge
- Modern Fitted Kitchen & Bathroom
- EPC Rating - D
- Council Tax Band - A

Robert Luff & Co are delighted to welcome to the market this wonderful ground floor apartment in a prominent location in Sompting close to local shops, transport links and Croshaw Rec. Positioned within a small block of flats this home offers an open plan lounge/kitchen, double bedroom, bathroom and ample storage and sits within walking distance of Lancing Village high street which offers a mainline train station, an array of independent cafes, bars restaurants and shops. Off road parking to the front can be purchased at an additional cost. CHAIN FREE!

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Accommodation

Communal Front Door

Leading to communal entrance hall

Front Door

leading to:

Lounge 11'11" x 10'02" (3.63m x 3.10m)

Wood laminate flooring, double glazed window, electric heater.

Kitchen 13'05" x 6'06" (4.09m x 1.98m)

Wood laminate flooring. Double glazed windows. Range of fitted eye level and base level fitted kitchen units. Roll top work surface incorporating a stainless steel sink. Space for electric oven with hob over. Electric storage heater.

Bedroom 10'02" x 8'09" (3.10m x 2.67m)

Wood laminate flooring. Internal window. Electric storage heater.

Wardrobe Area 7'06" x 3'09" (2.29m x 1.14m)

Built-in storage.

Bathroom

Tiled flooring. Frosted double glazed window. Part tiled walls. Low level flush WC. Panelled bath with electric shower over. Heated towel rail. Wash hand basin.

Agent Notes

We have been informed by the seller of the following:

Ground Rent - £100pa

Maintenance - £600pa

A new lease will be provided to the new owner of 125years

Parking

There is currently off road parking to the front of the building, this can be purchased at an additional cost, please contact the agents for more information.



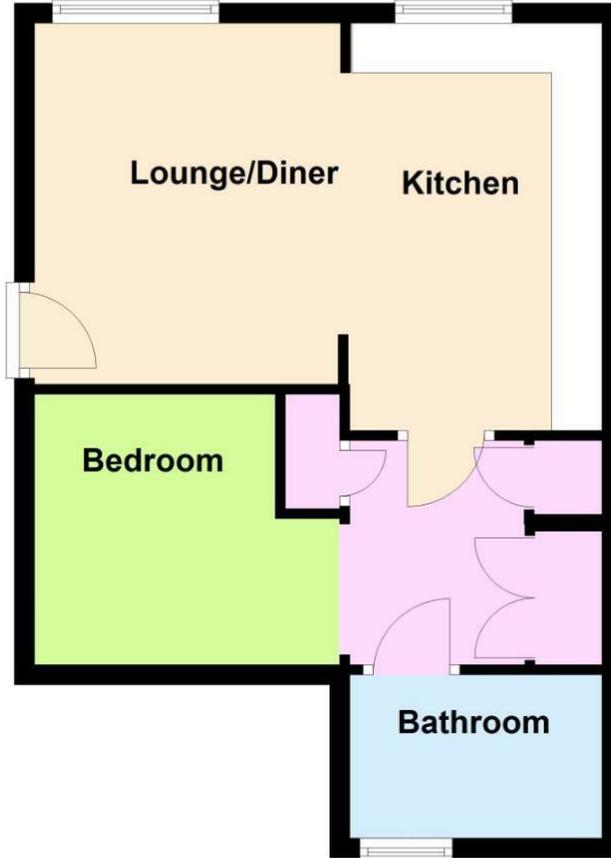
3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floor Plan

Approx. 40.7 sq. metres (438.0 sq. feet)



Total area: approx. 40.7 sq. metres (438.0 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		59	76
		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.