



Middle Road, Lancing



Price
£115,000
Leasehold

- Studio Apartment
- Close to Village Centre
- Ideal Buy to Let
- Tenants In Situ
- Communal Gardens
- Walking Distance to Mainline Station
- Tenure: Leasehold
- EPC Rating: D

BUY TO LET INVESTORS ONLY Robert Luff & Co are delighted to bring to market this good size studio apartment ideally located walking distance to Lancing village centre and mainline station. Accommodation offers spacious studio room, fitted kitchen, inner lobby and shower room. Other benefits include access to communal gardens and double glazing. This property would make an ideal buy to let with tenants already in situ.

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Accommodation

Inner Hall

Studio Room

Laminated flooring, double glazed window, coved ceiling and TV point.

Kitchen

Matching range of fitted wall and base units with work surface incorporating a stainless steel sink unit with mixer tap and drainer, space and plumbing for appliances, electric oven and hob, two double glazed windows and laminated floor.

Shower Room

Walk in shower enclosure, vanity wash hand basin with cupboards below, low level flush WC, towel rail, fully tiled and frosted double glazed window.

Lease

Ground Rent - £50 PA

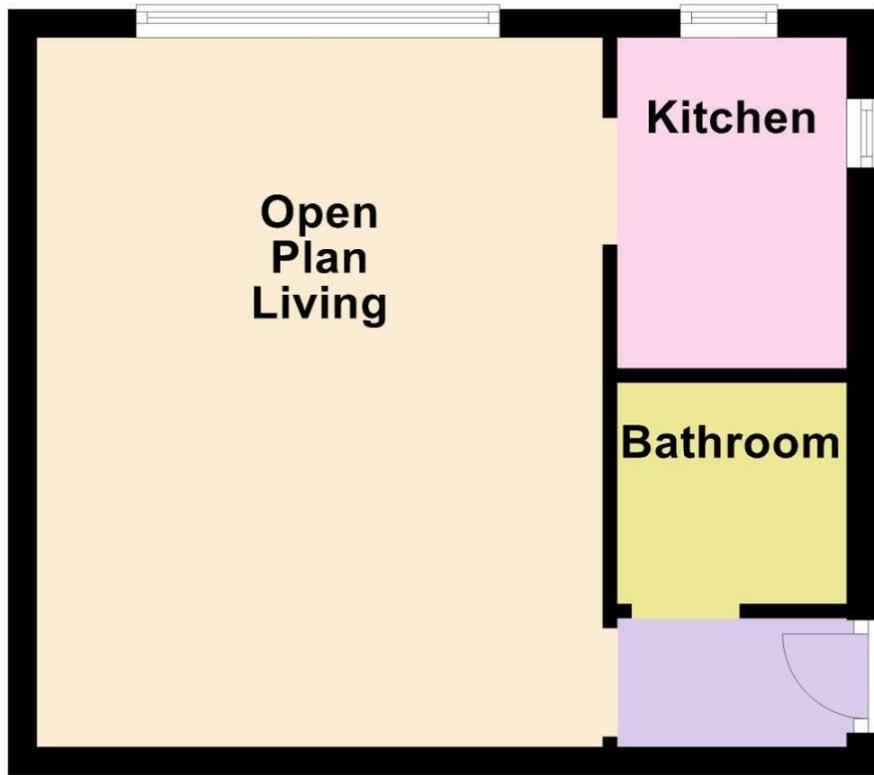
Service Charge - £800 PA

Lease - 81 years remaining



Floor Plan

Approx. 28.6 sq. metres (307.9 sq. feet)



Total area: approx. 28.6 sq. metres (307.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.