



Offers In Excess Of

£175,000

Leasehold

Penstone Park, Lancing

- Ground Floor Flat
- One Double Bedroom
- Moments From Village Centre & Station
- Private Balcony/Terrace
- Gas Central Heating
- Double Glazing
- Long Lease
- Ideal FTB Or BTL
- EPC: D
- Council Tax Band: B

Robert Luff & Co are delighted to present this spacious GROUND FLOOR FLAT, ideally located just moments from Lancing village centre and mainline railway station. The accommodation briefly comprises: Entrance hall, 17ft living room, kitchen, double bedroom and bathroom. Benefits include: Double glazing, gas central heating and a PRIVATE BALCONY/TERRACE. Viewing Essential!!

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Accommodation

Communal Entrance Hall
Personal front door to:

Entrance Hall
Coving, door entry phone system, airing cupboard.

Lounge 17'2" x 10'6" (5.23m x 3.20m)
Double glazed windows & door to balcony/terrace, coving, radiator, TV aerial point.

Kitchen 8'10" x 7' (2.69m x 2.13m)
Double glazed window to front. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, tiled splash-backs, electric cooker point, space & plumbing for washing machine, space for fridge/freezer, wall mounted central heating boiler, coving.

Bedroom 12' x 10'5" (3.66m x 3.18m)
Double glazed window to front, coving, radiator.

Bathroom
Double glazed window to rear. Fitted suite comprising: Panel enclosed bath with mixer tap and electric shower over, vanity unit with inset wash hand basin, close coupled WC, tiled walls & floor, heated towel rail.

Balcony/Terrace
Westerly aspect.

Lease
The Vendor has advised that there are approx. 112 years remaining on the lease and that the service charge is approx. £1,500 p.a.







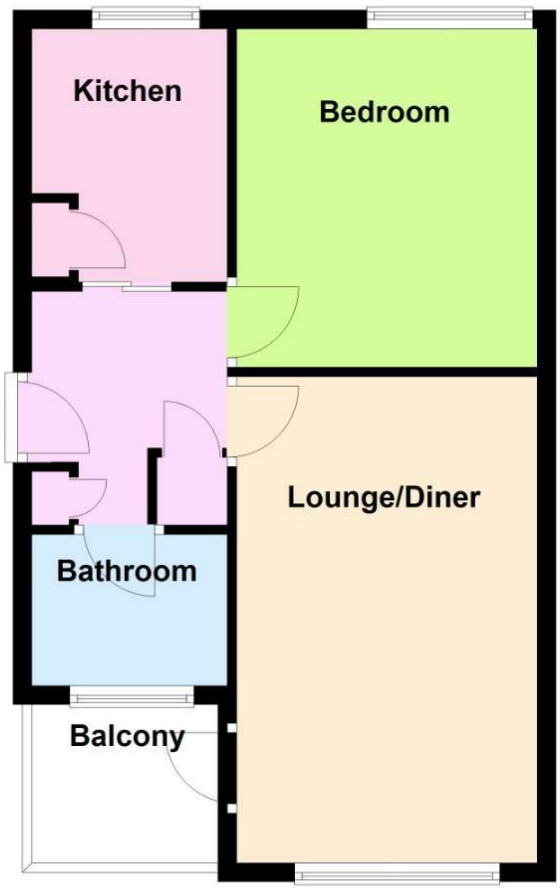


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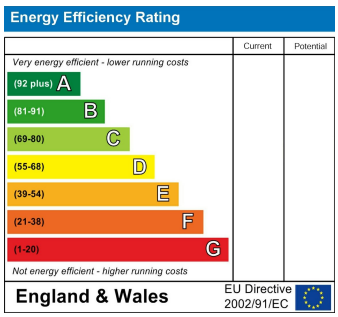
Floorplan

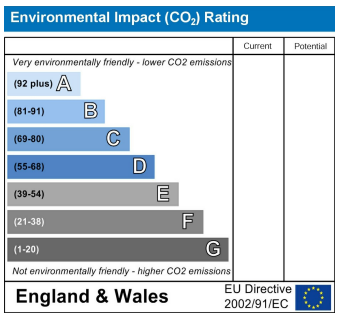
Floor Plan

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 44.0 sq. metres (474.1 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.

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