



Penhill Road, Lancing



Offers In Excess Of
£140,000
Leasehold

- Ground Floor Studio Apartment
- Well Decorated Throughout
- Moments From Lancing Beach
- Long Lease
- Zero Ground Rent
- Space To Create A Bedroom
- Permit Parking With Additional Visitor Parking
- Close To Local Transport Links And Amenities
- Council Tax Band - A
- EPC Rating - D

Robert Luff & Co welcome you to this charming ground floor apartment located on Penhill Road in Lancing! This lovely property boasts one large reception room that could be converted to create a separate bedroom space, a good size modern kitchen and fitted bathroom, and is beautifully decorated to a high standard, offering a cosy and inviting atmosphere.

Situated just a stone's throw away from the picturesque Lancing beach, this apartment provides the perfect opportunity for seaside living. With local amenities, convenient transport links, and the quaint Lancing village all within easy reach, you'll have everything you need right at your doorstep.

Parking is a breeze with permit parking available as well as a visitor parking permit, ensuring that you and your guests can always find a spot without any hassle. Whether you're looking for a peaceful retreat by the sea or a convenient location with all the essentials nearby, this apartment ticks all the boxes.

Don't miss out on the chance to make this delightful apartment your new home. Book a viewing today and experience the best of coastal living in Lancing!

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Robert
Luff & Co
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Accommodation

Communal Door
leading to

Communal Entrance Hall

Front Door
leading to:

Hallway

Carpet, storage cupboard, doors to:

Reception Room 19'08 x 10'05 (5.99m x 3.18m)

Carpet, dual aspect double glazed window, entry phone, electric storage heater, door to:

Kitchen 8'10 x 7'03 (2.69m x 2.21m)

Vinyl flooring, range of eye level and base level cupboards with roll top surfaces, sink drainer, space for oven, space for fridge freezer, plumbing for washing machine, double glazed window

Bathroom

Vinyl flooring, part tiled, panelled bath with shower over, low level w/c, wash hand basin, heated towel rail

Lease & Outgoings

we have been informed of the following by the seller:

173 years remaining on the lease

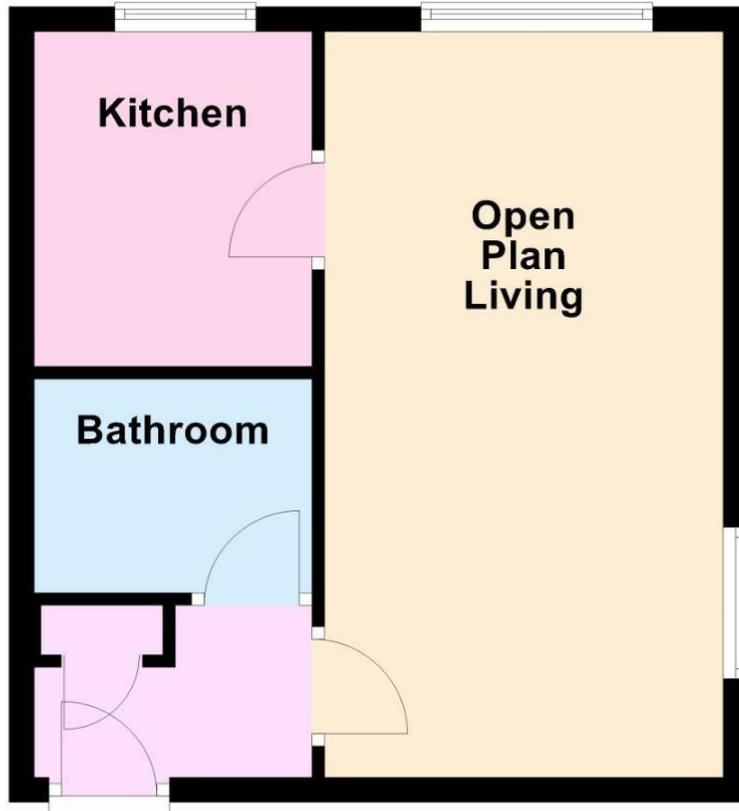
0 Ground Rent

£2160 Maintenance and service charge



Floor Plan

Approx. 33.1 sq. metres (356.2 sq. feet)



Total area: approx. 33.1 sq. metres (356.2 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		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.