



## Middle Road, Lancing



PCM  
£795 PCM

- First Floor Studio Flat
- Double Glazing
- No Onward Chain
- Council Tax Band: A
- Walking Distance To Village Centre & Railway Station
- Electric Heating
- EPC energy rating D (61)

Robert Luff & Co are delighted to present this CHAIN FREE first floor studio flat, ideally located just a short walk from Lancing village centre and mainline railway station. The accommodation briefly comprises: Studio room, separate kitchen, inner lobby with plumbing for washing machine and bathroom. Viewing recommended - IDEAL FIRST TIME BUY OR BUY TO LET!!

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**Robert  
Luff & Co**  
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## Accommodation

### Communal Entrance Hall

Stairs to first floor landing.

### Personal Front Door

To:

### Studio Room 16'8" x 11'4" (5.08m x 3.45m)

Double glazed window to front, door entryphone system, cupboard housing fuse box, two night storage heaters.

### Kitchen 8' x 5'2" (2.44m x 1.57m)

Double glazed windows to front & side. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, electric cooker point, tiled splashbacks, cupboard.

### Inner Lobby

Double glazed window to side, space & plumbing for washing machine.

### Bathroom

Double glazed window to side. Fitted suite comprising: Panel enclosed bath with mixer tap & shower attachment, close coupled WC, pedestal wash hand basin, wall mounted hot water boiler, part tiled walls.



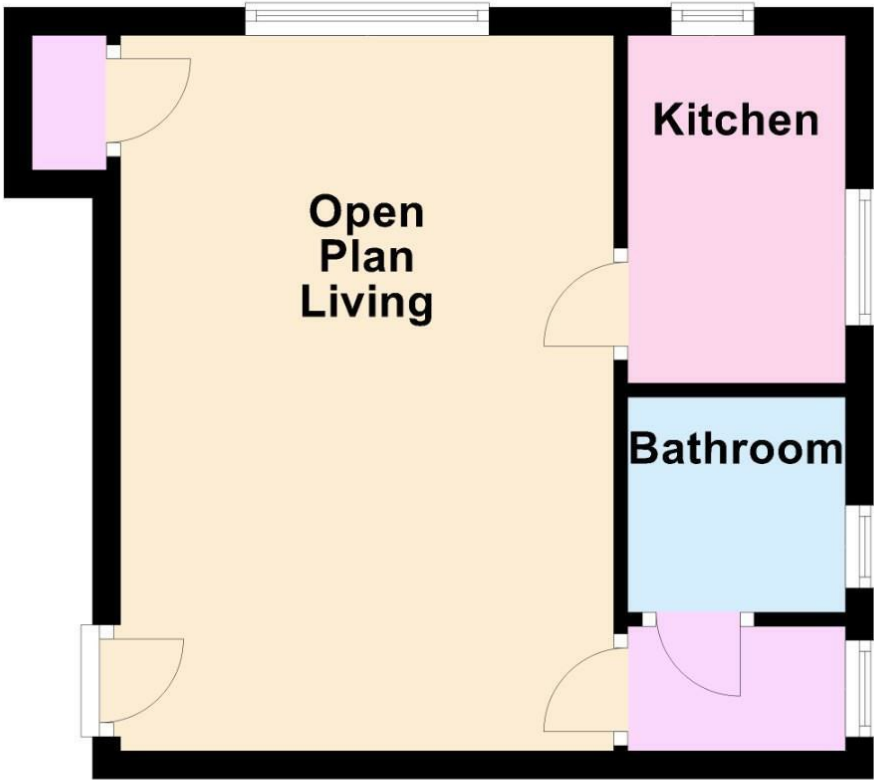
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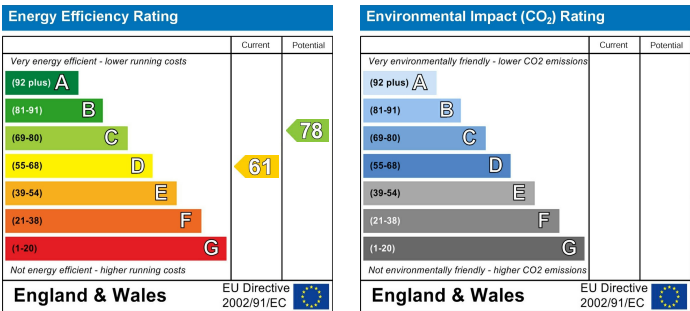
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**Floor Plan**  
Approx. 27.2 sq. metres (292.5 sq. feet)



Total area: approx. 27.2 sq. metres (292.5 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.