



PCM  
£795 PCM

## Middle Road, Lancing

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

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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## 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.

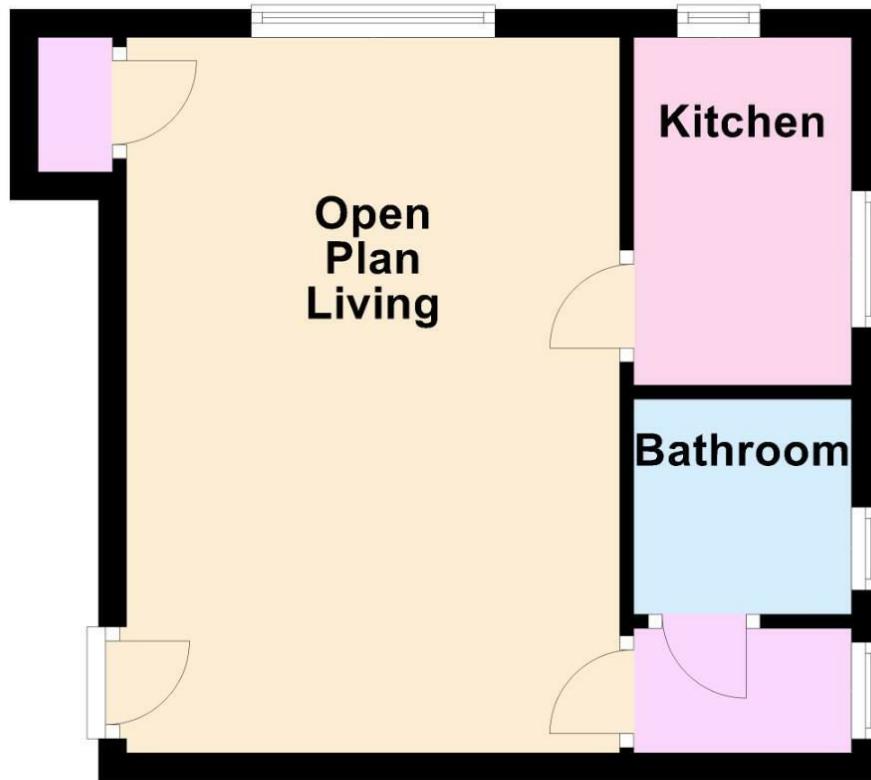
### Bathroom

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.



## Floor Plan

Approx. 27.2 sq. metres (292.5 sq. feet)



Total area: approx. 27.2 sq. metres (292.5 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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