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Summary

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!!

Key Features

- First Floor Studio Flat
- Double Glazing
- No Onward Chain
- Council Tax Band: A
- Walking Distance To Village Centre & Railway Station
- Electric Heating
- EPC: TBC

Description

Communal Entrance Hall

Stairs to first floor landing.

Personal Front Door

To:

Studio Room

16'8" x 11'4"

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

Kitchen

8' x 5'2"

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.

Lease & Outgoings

Our client has advised us of the following:

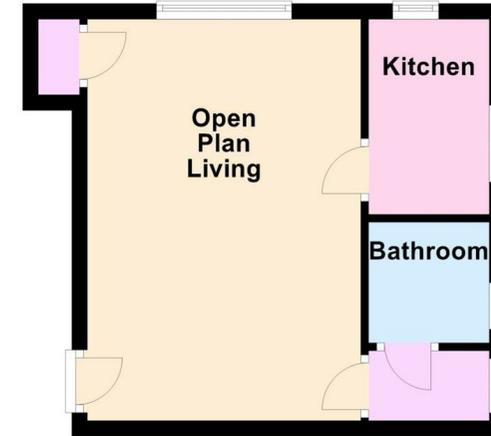
Lease: 76 Years remaining

Service Charge: £670 p.a.

Floor Plan

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 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.