Robert Luff & Co

Cecil Road, Lancing

Share of Freehold - Asking Price £285,000

2

1

1

Description

Robert Luff & Co are delighted to offer this beautifully presented PET FRIENDLY GARDEN FLAT, ideally located just a short walk from Lancing beach, village centre and mainline railway station. The spacious accommodation briefly comprises: Own street entrance, entrance hall, dual aspect living room with feature fireplace, modern kitchen with all appliances, including range cooker & American style fridge/freezer, two generous double bedrooms, shower room & separate WC. Outside, there is an attractive garden with seating area, mature plants, summer house, storage shed and off street parking to the front. VIEWING ESSENTIAL!!

Key Features

- Ground Floor Garden Flat
- Two Double Bedrooms
- Kitchen With All Appliances Including Range Cooker
- Share Of Freehold
- EPC: TBC
- Pet Friendly
- Dual Aspect Living Room
- Gas Central Heating & Double Glazing
- Attractive Garden & Off Street Parking
- Council Tax Band: B

robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Double Glazed Front Door
To:

Entrance Hall
Coving, wall lights, 2x storage cupboards.

Living Room
5.44m x 3.78m (17'10" x 12'5")
Dual aspect double glazed windows to front & side, feature fireplace, wall lights, radiator.

Kitchen
4.06m max x 2.57m (13'4" max x 8'5")
Double glazed windows to side & rear, double glazed back door, range of fitted wall & base level units, fitted roll edged worksurfaces incorporating single drainer one & a half bowl sink unit with mixer tap, range cooker, American style fridge/freezer, washing machine, tumble dryer & dishwasher, cupboard housing combination boiler.

Bedroom One
4.57m x 3.05m (15' x 10')
Dual aspect double glazed windows to rear & side, coving, wardrobes, radiator.

Bedroom Two
3.61m x 2.74m (11'10" x 9')
Double glazed window to front, double glazed French Doors to side, coving, radiator.

Shower Room
Double glazed window to rear, fully tiled walls, shower enclosure, vanity unit with inset wash hand basin & cupboard under, ladder radiator.

WC
Close coupled WC, wash hand basin with cupboard under, double glazed window to rear.

Outside

Garden
Patio seating area, mature plants & shrubs, palm tree, outside tap, wall & fence enclosed, gate to front.

Summerhouse
With power & light (untested).

Storage Shed
With power & light (untested).

Tenure
Share Of Freehold
Outgoings: 50% of annual expenditure.

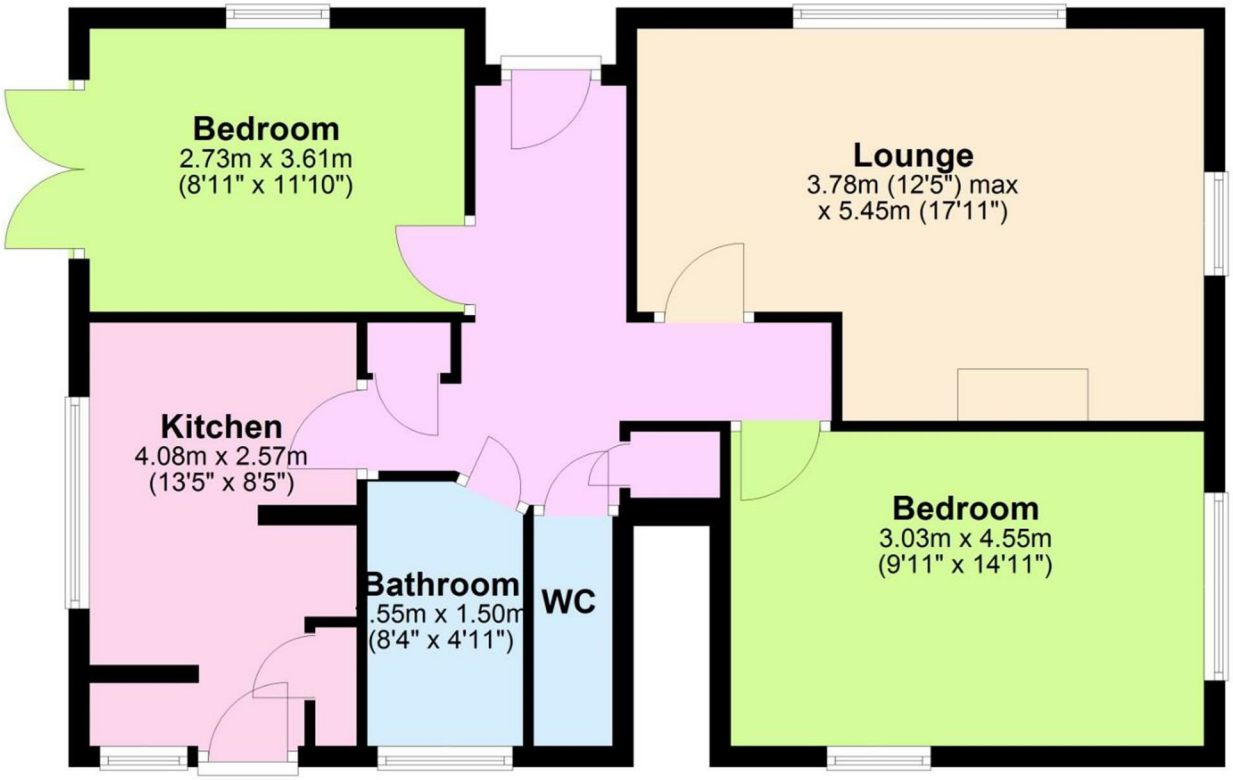
robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

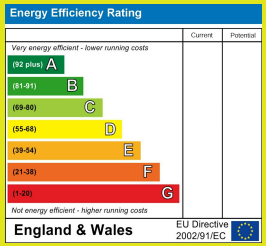
Floor Plan Cecil Road

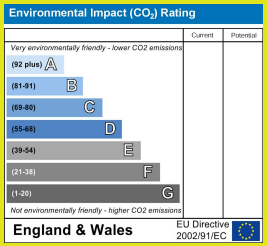
Ground Floor

Approx. 70.5 sq. metres (758.8 sq. feet)



Total area: approx. 70.5 sq. metres (758.8 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.

robertluff.co.uk
3-7 South Street. Lancing, West Sussex, BN15 8AE
01903 331737 | lancing@robertluff.co.uk