



## Penhill Road, Lancing



Price  
£165,000  
Leasehold

- Ground Floor Apartment
- Short Walk to the Beach
- Ideal Investment or First Time Buy
- EPC Rating - D
- Tenure: Leasehold
- Refurbished to a High Standard
- Double Bedroom
- Walking Distance to Village Centre and Mainline Station
- Unallocated Parking

ATTENTION INVESTORS & FIRST TIME BUYERS!!! Robert Luff and Co are delighted to present this FULLY REFURBISHED purpose built ground floor apartment WITH PARKING (unallocated), conveniently located within easy walking distance of the village centre and Lancing beach. Accommodation offers living room, refitted kitchen, double bedroom and bathroom with separate WC.

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**Robert  
Luff & Co**  
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## Accommodation

### Communal Entrance

Flat entrance door into:

### Entrance Hall

New carpet, night storage heater, wall mounted entry phone and storage cupboard with shelf and housing consumer unit.

### Kitchen

Refitted kitchen with matching range of wall and base units with fitted work surface incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer, electric oven and hob with extractor hood over, space and plumbing for appliances, tiled splash backs, laminated flooring and double glazed window to front aspect.

### Living Room

Triple aspect room with double glazed windows to front and side aspect, picture rail, new carpet, fireplace surround and night storage heater.

### Bedroom

Double glazed window to front and side aspect, picture rail and night storage heater.

### Bathroom

Panel enclosed bath with mixer tap and shower over, pedestal wash hand basin, cupboard housing water tank, laminated floor and double glazed windows to front and side aspect.

### Separate WC

Low level flush WC, laminated flooring and double glazed window to side aspect.

### Lease & Maintenance

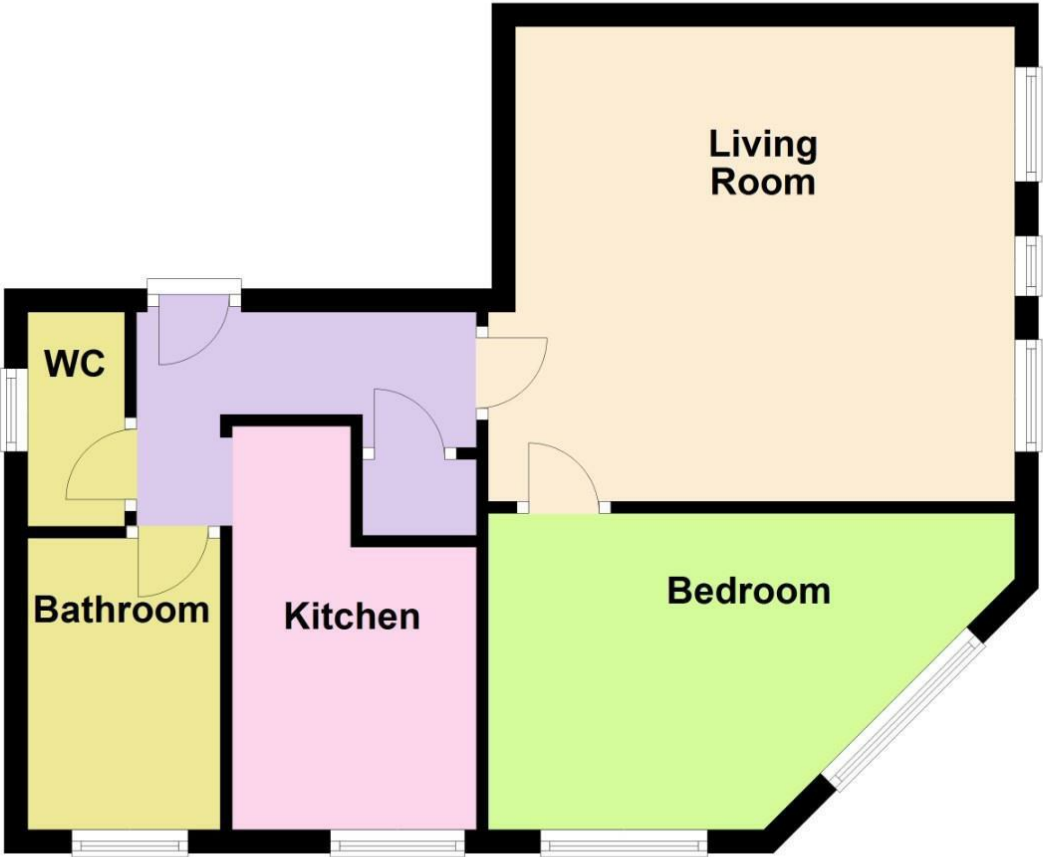
Lease remaining: 92 years

Ground rent & Maintenance fees: £536.48

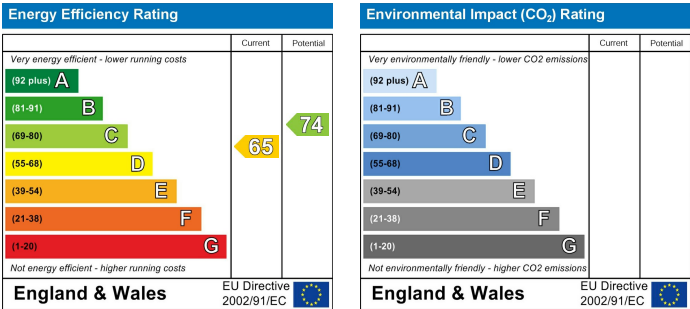


Floor Plan

Approx. 45.3 sq. metres (487.2 sq. feet)



Total area: approx. 45.3 sq. metres (487.2 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.