



Offers In The Region Of
£110,000
 Leasehold

Freshbrook Road, Lancing

- Well Maintained First Floor Apartment
- Retirement property
- Beautifully Maintained Communal Gardens
- Emergency Pull Cords
- Close To Transport
- Allocated Parking
- uPVC Double & Triple Glazing
- South Lancing Location
- No Ongoing Chain
- EPC: C

Robert Luff & Co are delighted to present this first floor RETIREMENT FLAT, well equipped with a emergency call system and an onsite warden. This flat is located on the western side of the development and enjoys views to the front and over the well maintained communal gardens too. The property has an open plan living/dining room with an opening through to the kitchen. The DOUBLE BEDROOM benefits from a built in mirrored fronted wardrobe and a south facing window attracting the warmth and light from the sun. The shower room benefits from a double width shower cubicle. Externally the property offers OFF ROAD PARKING and communal gardens. You can feel safe with a security entry phone system and a range of communal facilities and a low level w/c. An internal viewing is highly recommended.

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**Robert
 Luff & Co**
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Accommodation

Hallway

Electric storage heater, storage cupboards and the communication hub

Bathroom 6'0 x 7'1 (1.83m x 2.16m)

Shower cubicle, w/c, hand basin, extractor fan, vinyl flooring, eye level storage and tiled walls

Bedroom 9'11 x 10'05 (3.02m x 3.18m)

South facing window, shutters, alarm string, built-in wardrobe, television and phone plug-in points and carpet flooring

Living room 10'03 x 16'09 (3.12m x 5.11m)

South facing window, electric storage heater, alarm string, shutters, opening to kitchen, television and phone plug-in points and carpet flooring

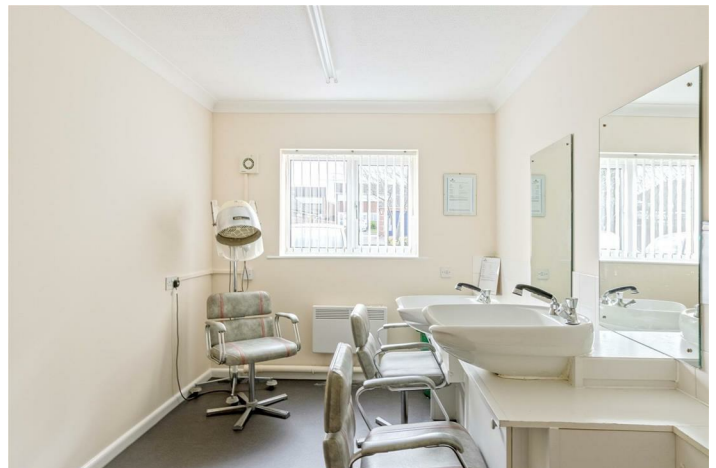
Kitchen 7'01 x 7'11 (2.16m x 2.41m)

North facing window, eye level storage, lower storage, shelving, stainless steel sink, electric hob, extractor fan, oven, vinyl flooring and tiled walls

Lease and maintenance

Maintenance £2801 per annum

Ground rent 138 per 6 months

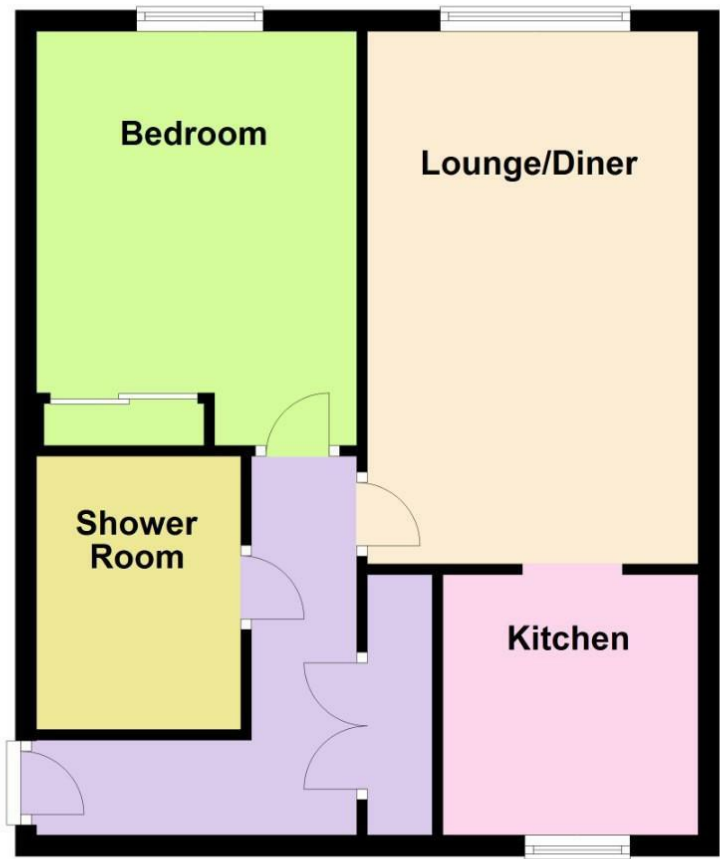


3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floor Plan
Approx. 47.9 sq. metres (515.2 sq. feet)



Total area: approx. 47.9 sq. metres (515.2 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(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	
Very environmentally friendly - lower CO ₂ emissions	CurrentPotential
(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.