



Penhill Road, Lancing



Offers Over
£160,000
Leasehold

- One Bedroom Apartment
- Allocated Parking Space
- No Ongoing Chain
- Council Tax Band B
- EPC - TBC
- Close To Lancing Seafront
And Local Amenities
- New lease to 153 years
- Perfect First Time Buy

NEW LEASE ON COMPLETION This one bedroom apartment is offered for sale with no on going chain and benefits from an allocated parking space, large lounge diner, separate kitchen, good size bathroom and bedroom and ample storage. The property is located within a short walk from Lancing beach to the South and Lancing Village to the North and also benefits from good local transport links and amenities close by and offered for sale with a new lease on completion.

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Robert
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Accommodation

Communal Front Door
Into

Communal Hallway
Stairs to

First Floor

Front Door
leading to

Hallway
three large storage cupboards, one housing water tank,
doors leading to:

Lounge/diner 15'6" x 10'0" (4.73 x 3.07)
Large bay window, carpet, electric storage heaters,
opening to:

Kitchen 6'7" x 8'7" (2.03 x 2.64)
Fitted kitchen, window, vinyl flooring

Bedroom 11'9" x 9'8" (3.59 x 2.95)
Window, carpet

Bathroom 5'8" x 7'8" (1.75 x 2.35)

Outside

Communal Garden

Allocated Parking Space

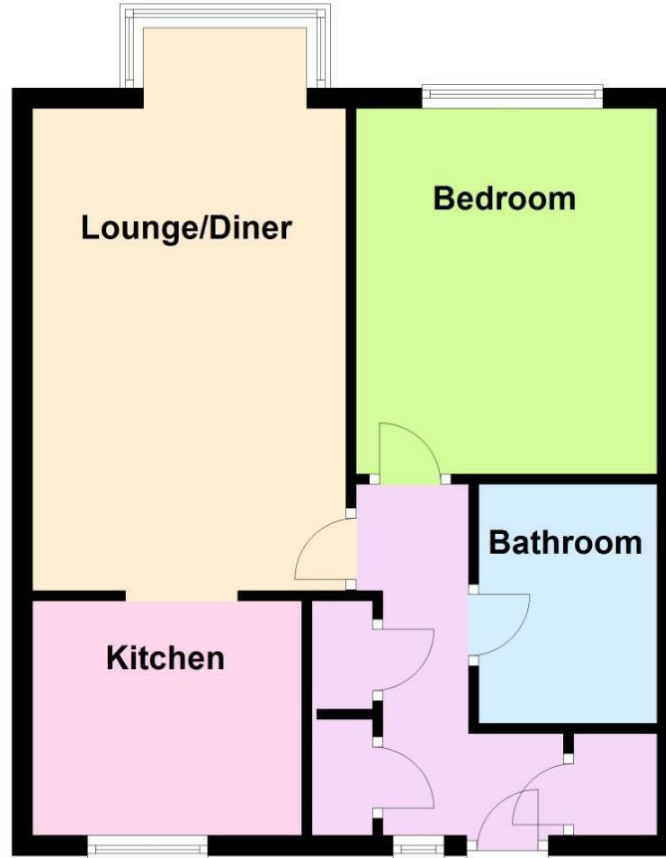
Lease Details

The seller has advised us that there will be a new lease
on completion to 153 years
Approx. £1300 PA service charge
£100 PA Ground Rent



Floor Plan

Approx. 44.3 sq. metres (476.8 sq. feet)



Total area: approx. 44.3 sq. metres (476.8 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.