



## Truleigh Road, Steyning



PCM  
£1,000 PCM

- Spacious Ground Floor Flat
- Own Street Entrance
- Modern Shower Room
- Garage
- EPC: D
- One Double Bedroom With Ample Storage
- Fitted Kitchen With Integrated Appliances
- Inner Hall With Utility Cupboard
- Double Glazing
- Council Tax Band: B

Robert Luff & Co are delighted to present this spacious and well maintained GROUND FLOOR FLAT, located close to local shops, pubs, takeaways and bus routes in popular Upper Beeding.

The generous accommodation comprises: Own street entrance, hallway, lounge/diner, fitted kitchen with integrated appliances, large double bedroom with fitted wardrobe and further storage cupboard and a contemporary shower room.

Outside, there is a front garden, attractive communal gardens and a GARAGE.

Viewing essential.

UNFURNISHED / PART FURNISHED OPTION AVAILABLE.

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## Accommodation

### Entrance Hall

Double glazed front door, coving, inner door to:

### Lounge 14'4" x 14' (4.37m x 4.27m)

Double glazed window to front, coving, TV aerial point, wall lights, electric heater.

### Inner Hall

Coving, airing cupboard housing hot water cylinder, utility cupboard with plumbing for washing machine & shelving.

### Kitchen 11'0" x 5'0" (3.35m x 1.52m)

Double glazed window to front aspect, range of matching wall and base units with sparkle work surface incorporating a stainless steel sink unit with mixer tap and drainer, electric oven, electric hob with extractor hood over, integrated dishwasher, space for fridge/freezer, tiled splash backs and tiled floor.

### Bedroom 13'7" x 10'8" (4.14m x 3.25m)

Double glazed window to rear aspect, coving, electric heater, fitted wardrobe and further large storage cupboard.

### Shower Room

Walk in double shower enclosure, over counter wash hand basin, low level flush WC, heated towel rail, cupboard housing meters, double glazed window to rear aspect and extractor fan.

### Outside

#### Front Garden

Lawn & various plants.

#### Garage

With up and over door and storage shelving.

### Lease & Maintenance

The Vendors have advised that there are approximately 89 years remaining on the lease.

Maintenance: £700 Per Half Year.

Ground Rent: £40 P.A.

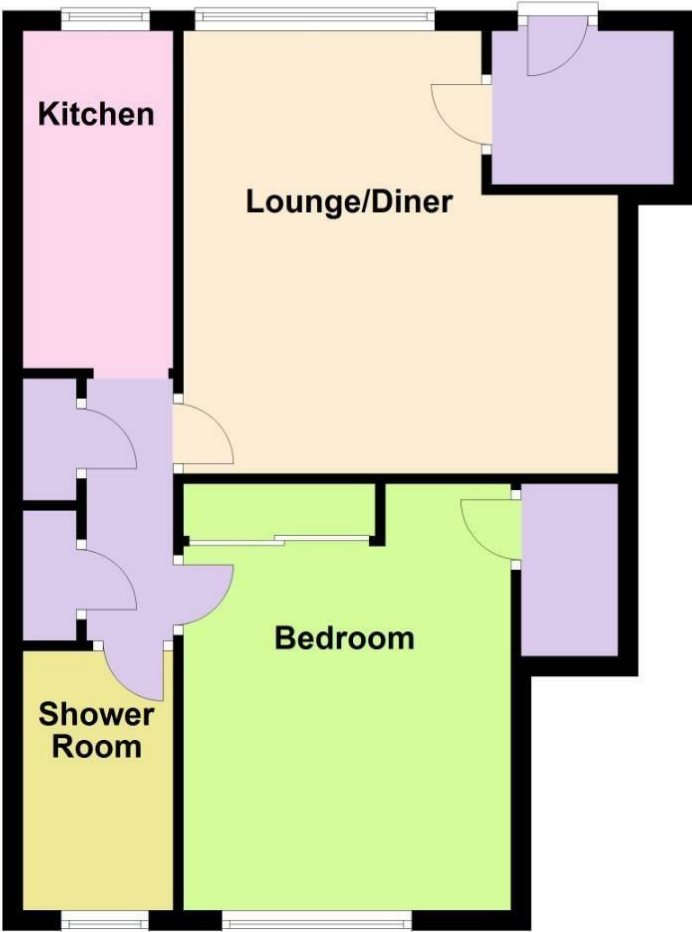


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Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.