



Elm Grove, Lancing



Per Calendar Month
£750 Per

- First Floor Flat
- Open Plan Lounge Kitchen
- Close to Local Shops
- One Bedroom
- Residents Parking
- EPPC Energy Rating C (80)

Robert Luff & Co Lettings are delighted to offer this well presented first floor flat located in lancing, within a short walk of local shops and Asda supermarket. The accommodation comprises of open plan lounge kitchen, shower room and bedroom. Externally the property benefits from non allocated residents parking. Available in December.

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Accommodation

ENTRANCE

Communal Entrance Hall

Stairs to first floor. Door to:-

Entrance Hall

Security entry phone. Cupboard housing gas boiler. Radiator

Open Plan Lounge Kitchen 13'4 x 13'3 (4.06m x 4.04m)

White fronted wall and base units. Stainless steel sink unit inset into worksurfaces. Four ring electric hob inset with oven under and extractor over. Tiled splashback. Radiator. Television point. Double glazed window to front aspect.

Bedroom 10'4 x 6'8 (3.15m x 2.03m)

Radiator. Storage cupboard.

Shower Room

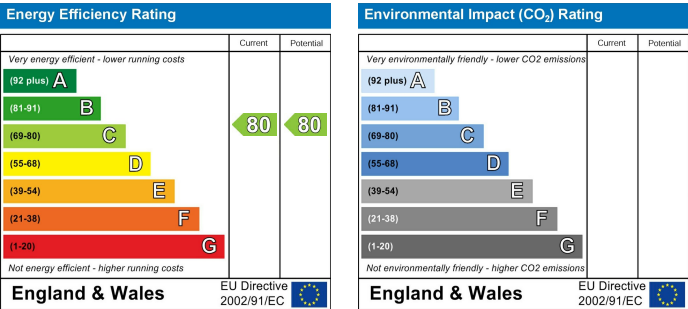
Suite comprising of; walk in shower cubicle with tiled enclosure and shower. Low level flush WC. Pedestal wash hand basin with splash back. Radiator. Extractor fan.

OUTSIDE

Parking

Non allocated parking. Six spaces for six flats.





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.