



Elm Grove, Lancing



PCM
£795 PCM

- Available Early July 2025 • Studio Flat
- Gas Fired Central Heating • UPVC Double Glazing
- Residents Parking • EPC Energy Rating C (78)
- First Floor • Large Studio Room
- Separate fitted kitchen

Robert Luff & Co are delighted to present this well-positioned first floor studio flat, set within an exclusive block of just six homes. Currently undergoing refurbishment, this bright and versatile property offers an exciting opportunity for first-time buyers or investors alike.

Inside, you'll find a brand-new contemporary shower room, double glazed windows throughout, and a separate fitted kitchen – a rare find in studio living. The communal features further enhance the lifestyle on offer, with residents' parking, secure cycle storage, and a well-maintained bin store.

To the rear of the development, residents can also enjoy shared washing line facilities – ideal for sunny days.

Don't miss the chance to secure this freshly updated home in a peaceful yet convenient location.

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Entrance Hall

Entry phone.

Studio Room

Radiator, double glazed window.

Kitchen

With wall and base units, integrated fridge and freezer, built in oven/hob/extractor, stainless steel sink unit.

Bathroom

Bath, WC, wash hand basin, radiator, window.

Outside

Communal grounds with drying facilities.

Parking

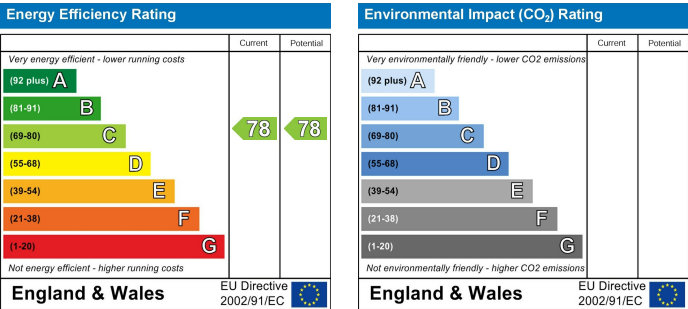
Non allocating parking space. Six spaces for six flats



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