



PCM  
£850 PCM

## West Street, Lancing

- Ground Floor Flat
- One Double Bedroom
- Generous Lounge
- Fitted Kitchen
- Allocated Parking
- Communal Gardens
- EPC Rating - D
- Council Tax Band - A

**\*\* OPEN DAY FULLY BOOKED \*\*** Robert Luff & Co are delighted to present this spacious, one double bedroom **GROUND FLOOR FLAT**, ideally located within easy walking distance of local shops and bus services. Entrance hall with ample storage, generous living room, fitted kitchen, double bedroom and bathroom. Outside, the property benefits from **WELL MAINTAINED COMMUNAL GARDENS** and **ALLOCATED PARKING**. Viewing A Must!!

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## Accommodation

### Entrance Hall

Large storage area, cupboard housing boiler and hot water tank, coved ceiling.

### Living Room 15'0 x 11'2 (4.57m x 3.40m)

Double glazed box bay window, laminated flooring, electric radiator and TV point.

### Kitchen 9'2 x 7'2 (2.79m x 2.18m)

Double glazed window to rear aspect, range of fitted wall and base units with fitted worksurface incorporating a one and a half bowl sink unit with mixer tap and drainer, electric oven and hob with extractor hood over, space and plumbing for appliances including dishwasher and tiled splash backs.

### Bedroom 12'0 x 9'9 (3.66m x 2.97m)

Double glazed window to front aspect, wall mounted electric radiator and coved ceiling.

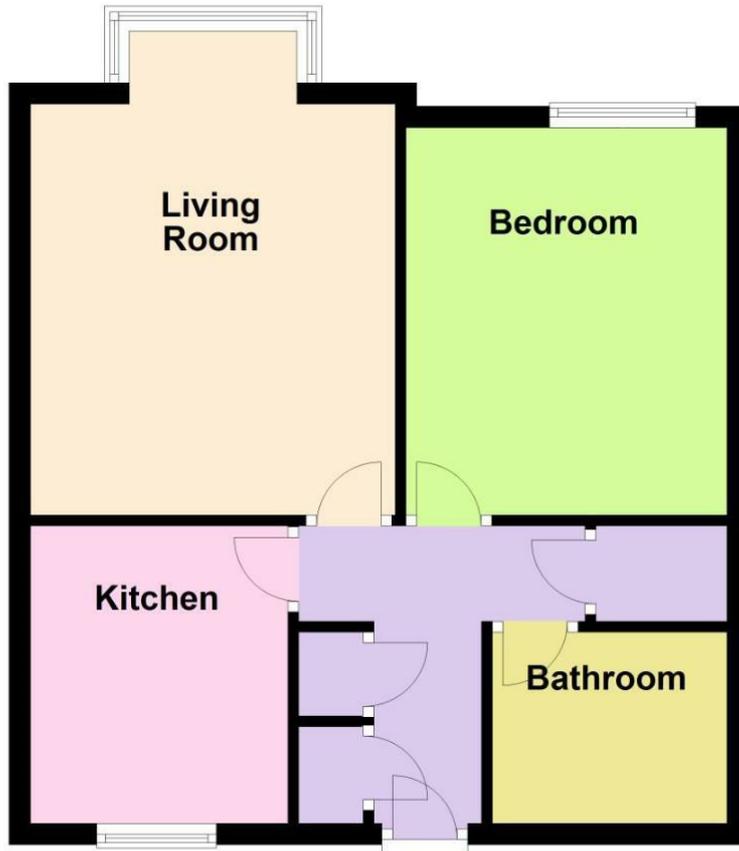
### Bathroom

Panel enclosed bath, pedestal wash hand basin, low level flush W/C, extractor fan, fully tiled walls and coved ceiling.



## Floor Plan

Approx. 43.8 sq. metres (471.4 sq. feet)



Total area: approx. 43.8 sq. metres (471.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

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