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TBC



## Description

We are delighted to offer this well presented two double bedroom first floor flat, ideally located in the heart of Durrington close to local bus routes, a doctor's surgery, schools and parks. The property benefits from a private entrance, spacious lounge diner overlooking communal grounds, modern kitchen and bathroom, brand new double glazing installed in 2025, residents parking and a long lease, and is offered for sale chain free.

## Key Features

- First floor flat with private entrance
- Two well proportioned double bedrooms
- Spacious lounge diner with westerly aspect
- Modern fitted kitchen
- Fully tiled contemporary bathroom
- Overlooking well maintained communal grounds
- Residents off street parking
- Brand new double glazing installed in 2025
- Long lease with low outgoings and offered chain free
- Council Tax Band B | EPC Rating TBC





The property is accessed via a private entrance with stairs rising to the first floor. The kitchen is well appointed and fitted with a range of wall and base units with tiled splashbacks, gas hob, electric oven with stainless steel extractor hood, combi boiler and space for a washing machine, fridge freezer and half size dishwasher.

There are two well proportioned double bedrooms, with the main bedroom positioned to the rear overlooking the communal grounds. The second bedroom also offers good space and benefits from a useful built in cupboard providing hanging rail, shelving and drawer storage.

The fully tiled family bathroom comprises a bath with rainfall shower over, low level WC, wash hand basin and heated towel rail.

The generous lounge diner enjoys a pleasant outlook over the communal grounds with a westerly aspect, providing excellent space for both living and dining furniture.

Externally the property benefits from well maintained communal grounds and residents off street parking available on a first come first served basis. Further benefits include brand new double glazing installed in 2025, a long lease, low outgoings and the advantage of being offered chain free.

#### Tenure

Leasehold with 954 years remaining.

Ground Rent: £200 per annum.

Service Charge: £966.85 every six months.



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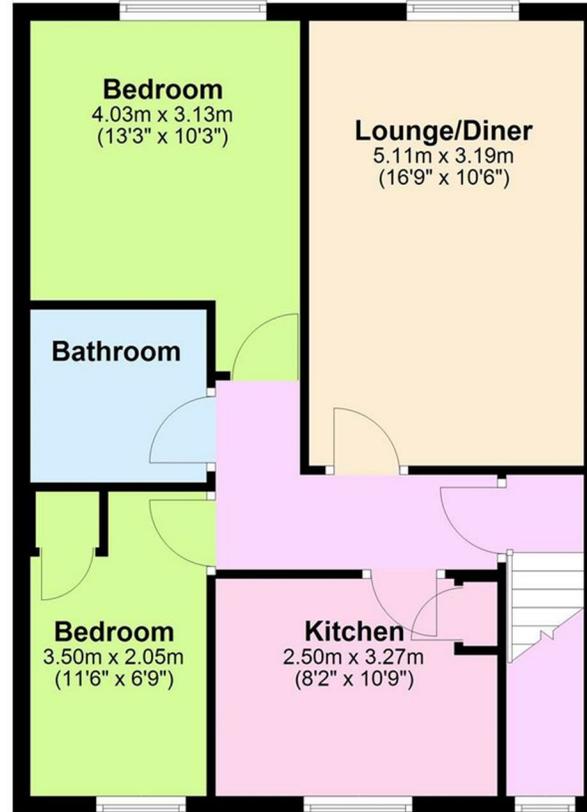
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Robert  
Luff & Co

# Floor Plan Durrington Lane

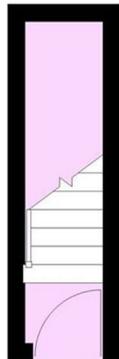
## First Floor

Approx. 57.2 sq. metres (615.4 sq. feet)



## Ground Floor

Approx. 3.3 sq. metres (35.9 sq. feet)



Total area: approx. 60.5 sq. metres (651.3 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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.

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