



Millfield, Lancing



PCM
£850 PCM

- Well-Presented First Floor Flat: • Double Bedroom
- Modern Fitted Kitchen • Spacious Living Area
- Double glazing & gas central heating • EPC Energy Rating C (74)
- Prime location close to local shops & bus services

Robert Luff & Co are pleased to present this well-presented first floor flat, ideally located in the heart of Sompting, within close proximity to local shops, bus services, and key commuter routes. This bright and well-maintained property offers comfortable and practical living throughout. The accommodation comprises a spacious entrance hall with loft access providing additional storage options, a west-facing living room filled with natural light and ideal for relaxing or entertaining, and a modern fitted kitchen complete with a convenient breakfast bar and ample storage and workspace.

There is a generously sized double bedroom with space for wardrobes and furnishings, along with a contemporary bathroom stylishly finished with modern fixtures and fittings. Additional benefits include double glazing, and gas central heating.

Offered in excellent decorative order this property is ideal for tenants seeking a peaceful yet well-connected location. Within walking distance to local amenities and offering excellent transport links via nearby bus routes, it also provides easy access to Worthing, Lancing, and Brighton. Contact Robert Luff & Co today to arrange a viewing and secure this fantastic rental opportunity.

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Luff & Co**
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Accommodation

Communal Entrance Hall

Stairs to first floor landing.

Storage Cupboard

Lockable, providing useful storage space.

Personal Front Door

to:

Entrance Hall

Loft access, door entry phone system, radiator.

Lounge 11'8" x 10'4" (3.56m x 3.15m)

Double glazed window to front, downlighters, radiator.

Kitchen 10'4" x 6'6" (3.15m x 1.98m)

Double glazed window to rear. Fitted kitchen comprising: Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, integrated electric oven and hob with extractor hood over, space for fridge/freezer, space & plumbing for washing machine, breakfast bar, downlighters, tiled splash-backs, tiled floor, downlighters, wall mounted combination boiler, cupboard housing electric consumer unit.

Bedroom 11'2" x 8'10" (3.40m x 2.69m)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear. Fitted suite comprising: Panel enclosed bath with mixer tap, shower attachment and electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls, heated towel rail.

Outside

Lock Up Storage Cupboard

Lease & Maintenance

Lease: From 26 October 1998 for the term of 125 years

Maintenance: The seller has advised us that this is approximately £750 per year.



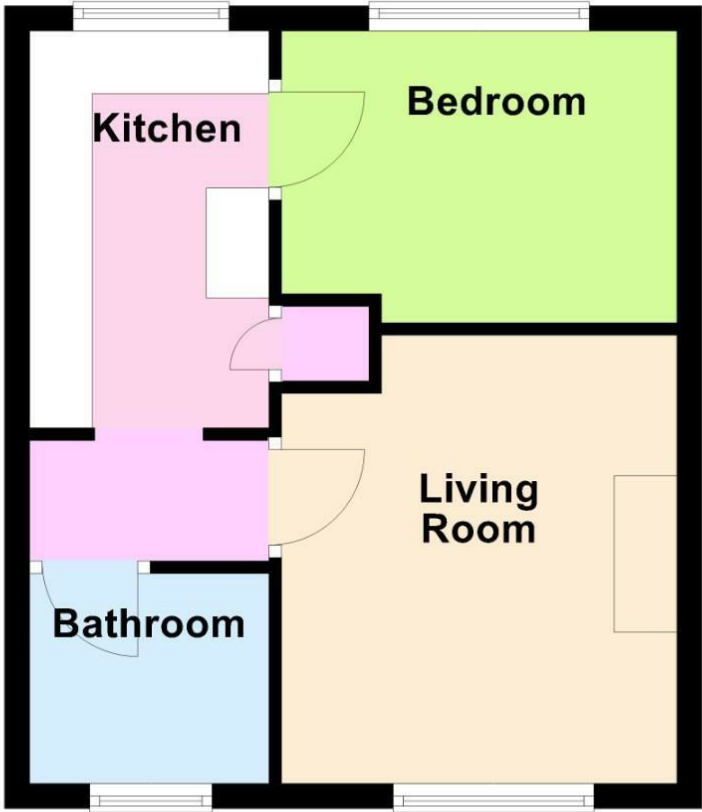
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Floor Plan

Approx. 31.0 sq. metres (334.2 sq. feet)



Total area: approx. 31.0 sq. metres (334.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.