



Brighton Road, Lancing

£1,100

- Ground Floor Flat
- One Double Bedroom
- Dual Aspect Lounge
- Fitted Kitchen
- Contemporary Shower Room
- Recent Double Glazing & Fuse Box
- Allocated Parking
- Communal Gardens
- EPC: C
- Council Tax Band: A

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**Robert
Luff
& Co**
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Brighton Road, Lancing

Robert Luff & Co are delighted to offer this BEAUTIFULLY PRESENTED, recently refurbished GROUND FLOOR FLAT, ideally located less than a mile from Shoreham High Street with its fine array of independent shops, cafe's, restaurants and gastro-pubs. Widewater beach and Nature Reserve are within a few minutes' walk and the 700 bus service provides easy access to Brighton, Worthing and beyond. The property, which has been the subject of great improvement by the current owner, comprises: Entrance hall, dual aspect living room, double bedroom with built in wardrobe, modern fitted kitchen and contemporary shower room/WC. Outside, there are communal gardens and allocated parking. Further benefits include recently upgraded double glazing and fuse box.

AVAILABLE END OF MAY

*Owners
Opinion.....*



Floor Plan



Accommodation

Communal Entrance Hall

Entrance Hall

Lounge 12'7" x 11'2" (3.84m x 3.40m)

Kitchen 8'1" x 8'1" (2.46m x 2.46m)

Bedroom 12'6" x 8'2" (3.81m x 2.49m)

Shower Room

Outside

Communal Gardens

Parking



Useful websites

www.landregistry.gov.uk

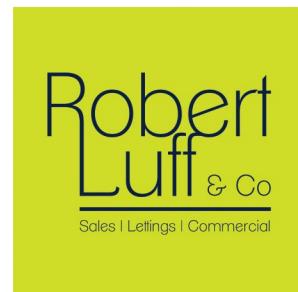
www.ukradon.org

www.adur-worthing.gov.uk

www.fensa.org.uk

www.gov.uk/green-deal-energy-saving-measures

If you would like any further information, please contact us in branch:



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Zoopla.co.uk **OnTheMarket.com** **rightmove** 

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.

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		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	