



The Willows Grinstead Lane, Lancing, BN15

£995 PCM

Maslen Letting agents is delighted to offer a refurbished first floor apartment in Lancing. The property comprise one double bedroom, living room, fitted kitchen with appliances, shower room, carpet throughout and redecoration with new heaters and off road parking. Deposit £1100. EPC Rating C. Council Tax Band A. The property is unfurnished and available now.

Main Entrance

Double glazed front aspect door. Stairs leading to the first floor.
Doors leading to:

Living Room

11'10" x 10'10" (3.62m x 3.32m)
Two double glazed front aspect windows. New fitted electric storage heaters. x2 storage cupboards and opening to:

Kitchen

7'7" x 6'10" (2.32m x 2.10m)
Matching wall and base units incorporating the electric oven, hob and extractor fan. Stainless steel sink with drainer. Washing machine. Fridge/freezer. Door leading to:

Bedroom

14'0" x 8'7" (4.29m x 2.62m)
Double glazed rear aspect window. New fitted electric storage heater. Storage cupboard housing the hot water cylinder.

Shower Room

Double glazed side aspect window. Shower cubicle. Pedestal wash hand basin. Low Level WC. Wall mounted cabinet.

Parking

There is an allocated parking bay and visitors bays.



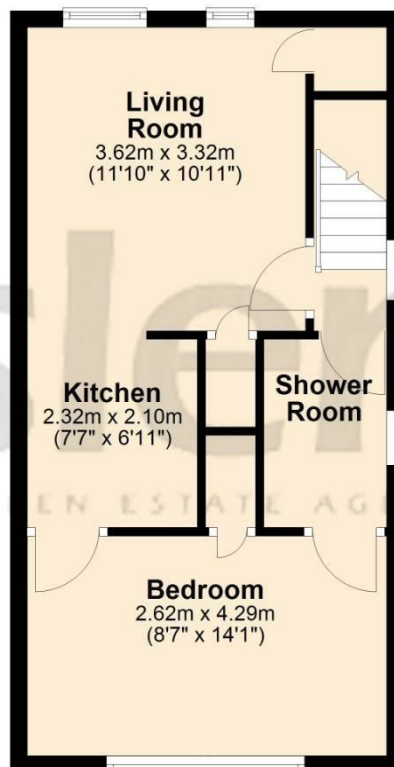
Ground Floor

Approx. 3.1 sq. metres (33.7 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



Total area: approx. 40.4 sq. metres (434.8 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	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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