



Offers In Excess Of  
**£140,000**  
Leasehold

## Millfield, Lancing

- Ground Floor Flat
- Living Room
- Gas Central Heating
- Ideal FTB or BTL
- EPC: D
- One Bedroom
- Kitchen
- Double Glazing
- Close Bus Services & A27
- Council Tax Band: A

Robert Luff & Co are delighted to offer this ground floor apartment, conveniently located close to local shops, bus services and the A27 - providing easy access to Brighton, Worthing and beyond. Benefits include double glazing, gas central heating and generous storage. IDEAL FIRST TIME BUY or BUY TO LET.

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

### Communal Entrance Hall

Personal front door to:

### Entrance Hall

Coving, laminate flooring.

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

Double glazed window, coved ceiling, matching range of wall and base units with work surface incorporating a stainless steel sink unit with mixer tap and drainer, gas and electric cooker point, space and plumbing for washing machine, radiator.

### Living Room 10'4" x 10'1" (3.15m x 3.07m)

Double glazed window, coved ceiling, radiator, telephone and TV points.

### Bedroom 9'0" x 8'10" (2.74m x 2.69m)

Double glazed window to rear aspect, coved ceiling, radiator, storage cupboard and fitted wardrobe.

### Bathroom

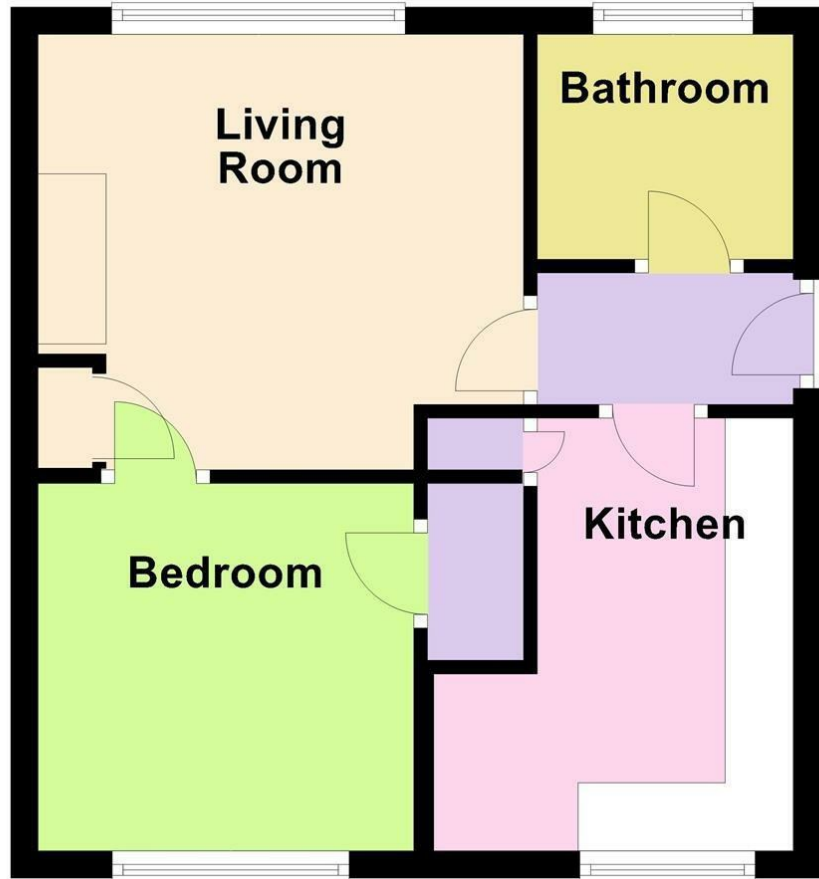
Panel enclosed bath with shower over, pedestal wash hand basin, low level flush WC, heated towel rail, fully tiled walls and double glazed window.

### Lease & Maintenance

We have been advised by the current owners that there are approximately 97 years remaining on the lease, £500 per annum maintenance and £10 per annum for ground rent.



## Floor Plan



Energy Efficiency Rating		Current	Potential
Vary 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	<b>68</b>

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.