



## North Road, Lancing



Offers In Excess Of  
£170,000  
Leasehold

- Loft Style Apartment
- Newly Redecorated Throughout
- Village Centre Location
- Long Lease
- No Onward Chain
- One Double Bedroom
- Modern Fitted Kitchen & Bathroom
- Double Glazing & Electric Heating
- Allocated Parking
- EPC: D. Council Tax Band: A

We are delighted to offer this NEWLY REDECORATED one double bedroom LOFT STYLE APARTMENT, ideally located in the heart of Lancing village centre. A fine array of local shops, restaurants, supermarket and pubs are on the doorstep and Lancing mainline railway station provides easy access to Brighton and London. The generous accommodation comprises: Lounge/dining room, modern fitted kitchen/breakfast room, double bedroom and contemporary bathroom. The property benefits from double glazing, electric heating, a long lease and allocated parking space. NO ONWARD CHAIN!!

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Robert  
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## Accommodation

### Communal Entrance Hall

Stairs to first floor landing.

### Personal Front Door

Stairs rising to:

### Lounge/Dining Room 19'3" x 14'9" (5.87m x 4.50m)

Double glazed window to front, storage cupboards into eaves, electric heater, newly fitted carpet.

### Kitchen 12'5" x 11' (3.78m x 3.35m)

Double glazed window to rear, electric heater, eaves storage cupboards. Fitted kitchen comprising: Base level units, fitted roll edged work surfaces incorporating stainless steel sink unit with mixer tap, double electric oven, hob and hood, integrated washing machine & dishwasher, breakfast bar.

### Bedroom 15'1" x 11' (4.60m x 3.35m)

Double glazed window to front, electric heater, storage cupboard, newly fitted carpet.

### Bathroom

Double glazed window to rear. Modern fitted suite comprising: Panel enclosed bath with electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls, extractor fan, heated towel rail, storage into eaves.

### Parking

One allocated space.

### Lease & Maintenance

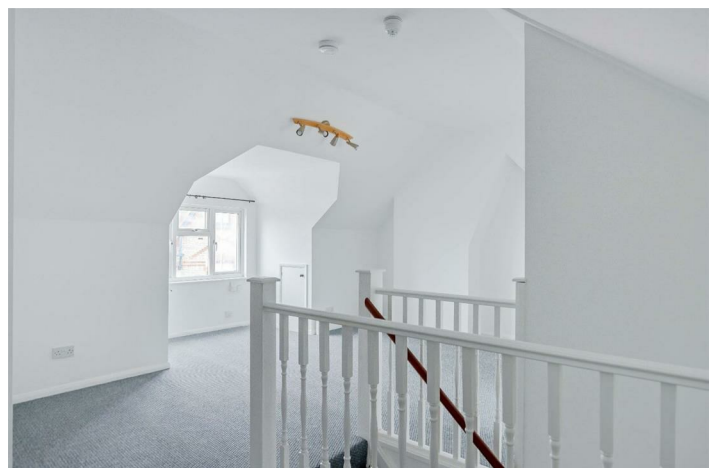
The Vendor has advised us of the following:

Lease: 167 Years Remaining

Maintenance: £2,000 Per Year

Approx. £3,500 in reserve for decoration of the communal areas.

Roof was replaced in 2017.



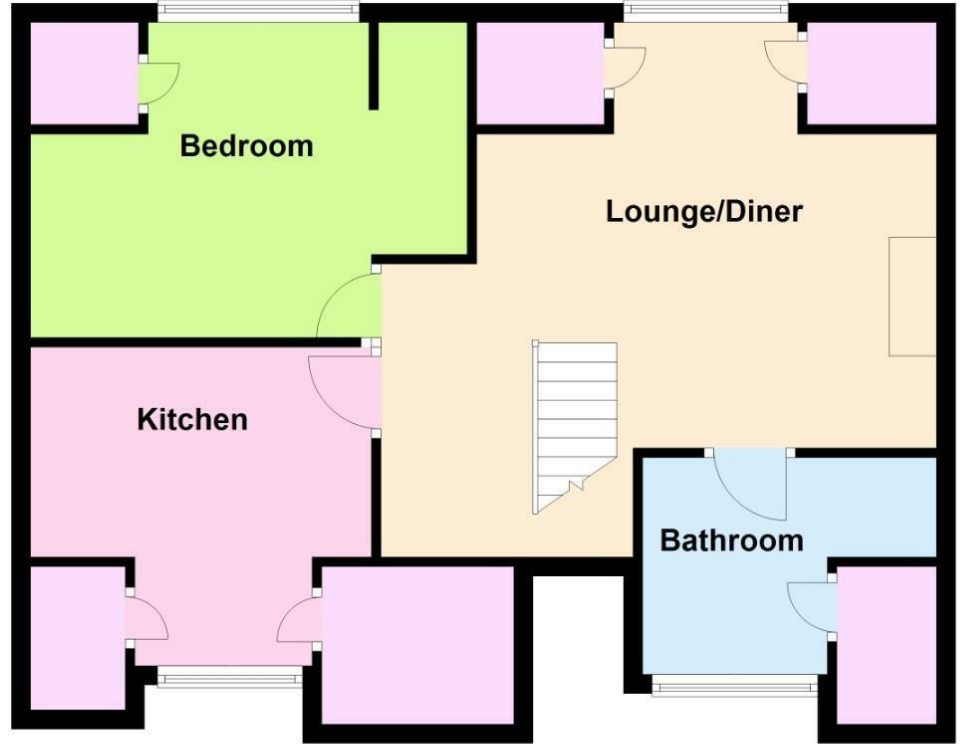
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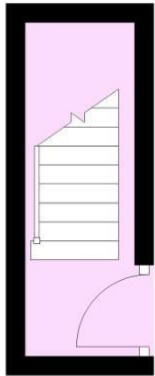
**Second Floor**

Approx. 65.7 sq. metres (707.5 sq. feet)



**First Floor**

Approx. 4.1 sq. metres (43.8 sq. feet)



Total area: approx. 69.8 sq. metres (751.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very 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	

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.