



## Middle Road, Lancing

Price  
£125,000  
Leasehold

- Spacious Studio Apartment
- Chain Free
- Double Glazing
- Close to Village Centre
- Walking Distance to Mainline Station
- Ideal Buy to Let Or First Time Buy
- Tenure: Leasehold
- EPC Rating: D
- Communal Gardens

Robert Luff & Co are delighted to bring to market this good size studio apartment ideally located walking distance to Lancing village centre and mainline station. Accommodation offers spacious studio room, fitted kitchen, inner lobby and bathroom. Other benefits include access to communal gardens and double glazing.

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
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Robert  
Luff & Co  
Sales | Lettings | Commercial



## Accommodation

### Inner Hall

### Kitchen

Range of matching wall and base units with fitted work surface incorporating a stainless steel sink unit with mixer tap and drainer, larder cupboard, electric cooker point, wall mounted hot water boiler and double glazed windows to front and side aspect.

### Lounge

Double glazed window to front aspect, carpeted and direct entry phone system.

### Bathroom

Panel enclosed bath with mixer tap, pedestal wash hand basin, low level flush WC and frosted double glazed window.

### Lease

The seller has advised us of the following:

Ground Rent - £50 PA

Service Charge - £800 PA

Lease - 81 Years remaining



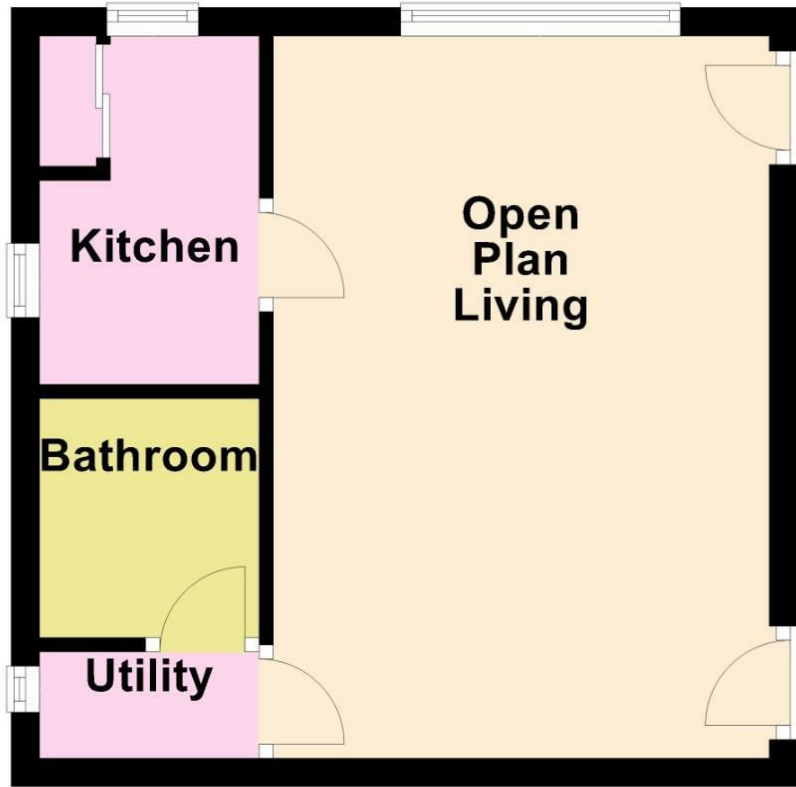
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## Floor Plan

Approx. 26.2 sq. metres (282.2 sq. feet)



Total area: approx. 26.2 sq. metres (282.2 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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.