



Seadown Parade, Lancing

Guide Price
£240,000
Leasehold

- Spacious Maisonette
- L Shaped Lounge/Diner
- Gas Central Heating
- Stunning Views To South Downs & Sompting Abbots
- EPC: C
- Three Generous Bedrooms
- Rental Income £1300 PCM
- Double Glazing
- Close To Shops & Bus
- Council Tax Band: B

Robert Luff & Co are delighted to present this INCREDIBLY SPACIOUS, 944 sq. foot THREE BEDROOM MAISONETTE, conveniently located above a parade of shops and within easy walking distance of Lancing village centre and mainline railway station. The Pulse bus service passes along Western Road providing easy access to Worthing and Lancing beach is within 0.75 mile radius. The IMPRESSIVE ACCOMMODATION comprises: Entrance hall, generous fitted kitchen, Southerly aspect "L" shaped lounge/dining room, top floor landing with loft access, three good size bedrooms and shower room. The property benefits from gas central heating via modern combination boiler, double glazing and NO ONWARD CHAIN.

T: 01903 331737 E: lancing@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Double glazed front door, understairs storage cupboard, further storage cupboard, radiator.

Kitchen 11'4" x 10'10" (3.45m x 3.30m)

Double glazed window with views to the South Downs, range of fitted wall and base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, double electric oven, gas hob and extractor hood, space and plumbing for washing machine and tumble dryer, integrated fridge/freezer, wall mounted combination boiler, tiled floor.

L Shaped Lounge/Diner 18'3" max x 14'2" max (5.56m max x 4.32m max)

Double glazed windows, coving, TV aerial point, radiator.

Stairs Rising To Top Floor

Landing

Loft access, storage cupboard.

Bedroom One 14'2" x 11' (4.32m x 3.35m)

Double glazed window, radiator.

Bedroom Two 11'4" x 11' (3.45m x 3.35m)

Double glazed window with stunning views to the South Downs and Sompting Abbots.

Bedroom Three 9'1" x 7' (2.77m x 2.13m)

Double glazed window, radiator.

Shower Room

Suite comprising: Shower enclosure with wall mounted electric shower, close coupled WC, pedestal wash hand basin, majority tiled walls, radiator, double glazed window.

Lease & Maintenance

Approx. 86 Years

Maintenance: As & When

Buildings Insurance Contribution: £330 P.A.



3-7 South Street, Lancing, West Sussex, BN15 8AE

T: 01903 331737 E: lancing@robertluff.co.uk

www.robertluff.co.uk



Total area: approx. 87.7 sq. metres (944.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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	

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.