



## Cokeham Road, Lancing

Offers In Excess Of  
**£225,000**  
Leasehold

- Ground Floor Apartment
- Two Double Bedrooms
- Patio Doors To Garden Area
- Permit Parking For Residents
- Garage En-Bloc
- Close To Local Shops And Transport Links
- Council Tax Band - B
- EPC Rating - C
- In Good Decorative Order Throughout
- Long Lease And Low Maintenance Contribution

We are delighted to offer for sale this GROUND FLOOR TWO BEDROOM apartment benefiting from doors out onto the communal garden and a garage en-bloc. Internally the property briefly comprises; lounge/dining room, two double bedrooms, bathroom and fitted kitchen. Outside offers a lawn and patio area with washing lines to the rear, allocated parking to front and a garage en-bloc. The property is located close to local transport links with a bus stop just moments away and Lancing Mainline Train Station just over a mile away. The property further benefits from recent double glazing and central heating boiler. VIEWING ESSENTIAL!!

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
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**Robert  
Luff & Co**  
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## Accommodation

### Communal Entrance

#### Front Door

Leading to:

#### Hallway

Doors to:

#### Lounge 13'04 x 13'05 (4.06m x 4.09m )

Carpet, double glazed patio doors to garden, radiator, double glazed window

#### Bedroom 8'11 x 11'11 (2.72m x 3.63m)

Carpet, radiator, double glazed window

#### Bedroom 10'11 x 12'10 (3.33m x 3.91m)

Carpet, radiator, double glazed window

#### Kitchen 8'05 x 8'09 (2.57m x 2.67m)

Wood laminate flooring, range of eye and base level cupboards with worktops over, stainless steel sink & drainer with mixer tap over, oven with gas hob & extractor, double glazed window.

#### Bathroom 8'05 x 5'11 (2.57m x 1.80m)

Tiled flooring, low level flush w/c, bath with shower over, wash hand basin and vanity unit cupboard under, cupboard housing washing machine, double glazed window

### Outside

#### Garage En-bloc 18'1 7'2 (5.51m 2.18m)

Up and over door

### Communal garden

Mainly laid to lawn with a patio area directly outside patio doors, access to garage compound and parking area, washing line

### Agent Notes

We have been advised by the seller of the following:

Approx. £700 PA service charge

Peppercorn Ground Rent

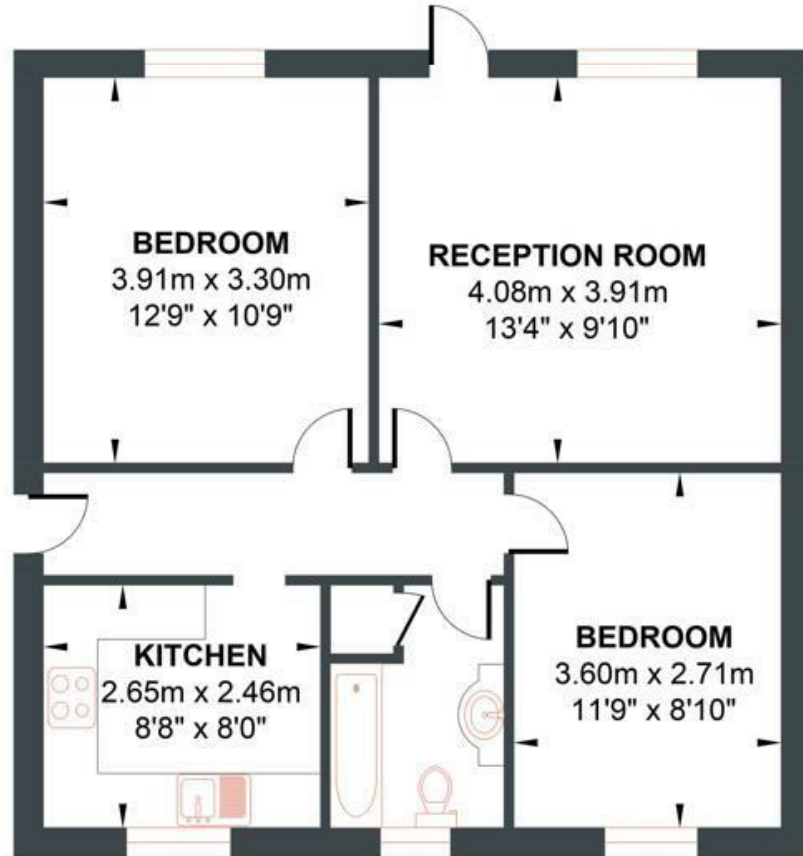
948 years remaining on the lease



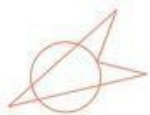
3-7 South Street, Lancing, West Sussex, BN15 8AE

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GROUND FLOOR



**Approximate Floor Area**  
 612.68 sq ft  
 (56.92 sq m)

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>		71	77
		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.