



## Millfield, Lancing

Price  
£145,000  
Leasehold

- POTENTIAL 7.5% RENTAL YIELD
- Fitted Kitchen With Breakfast Bar
- Gas Central Heating With New Boiler
- Storage Units
- Council Tax Band: A
- One Double Bedroom
- Modern Bathroom
- Double Glazing
- Ideal FTB or BTL
- EPC: C

\*\*\*GREAT FIRST TIME BUY OR BUY TO LET!\*\*\* A fantastic opportunity to acquire this recently redecorated first floor flat, conveniently located in Sompting - Close to bus services and local shops. The accommodation comprises: Entrance hall with loft access, West facing living room, fitted kitchen with breakfast bar, double bedroom and modern bathroom. Outside, there is a handy lock up storage cupboard. The property benefits from double glazing, recently upgraded gas central heating with new combination boiler and NO ONWARD CHAIN.

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

Stairs to first floor landing.

### Storage Cupboard

Lockable, providing useful storage space.

### Personal Front Door

to:

### Entrance Hall

Loft access, door entry phone system, radiator.

### Lounge 11'8" x 10'4" (3.56m x 3.15m)

Double glazed window to front, downlighters, radiator.

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

Double glazed window to rear. Fitted kitchen comprising: Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, integrated electric oven and hob with extractor hood over, space for fridge/freezer, space & plumbing for washing machine, breakfast bar, downlighters, tiled splash-backs, tiled floor, downlighters, wall mounted combination boiler, cupboard housing electric consumer unit.

### Bedroom 11'2" x 8'10" (3.40m x 2.69m)

Double glazed window to rear, radiator.

### Bathroom

Double glazed window to rear. Fitted suite comprising: Panel enclosed bath with mixer tap, shower attachment and electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls, heated towel rail.

### Outside

### Lock Up Storage Cupboard

### Lease & Maintenance

Lease: From 26 October 1998 for the term of 125 years

Maintenance: The seller has advised us that this is approximately £750 per year.



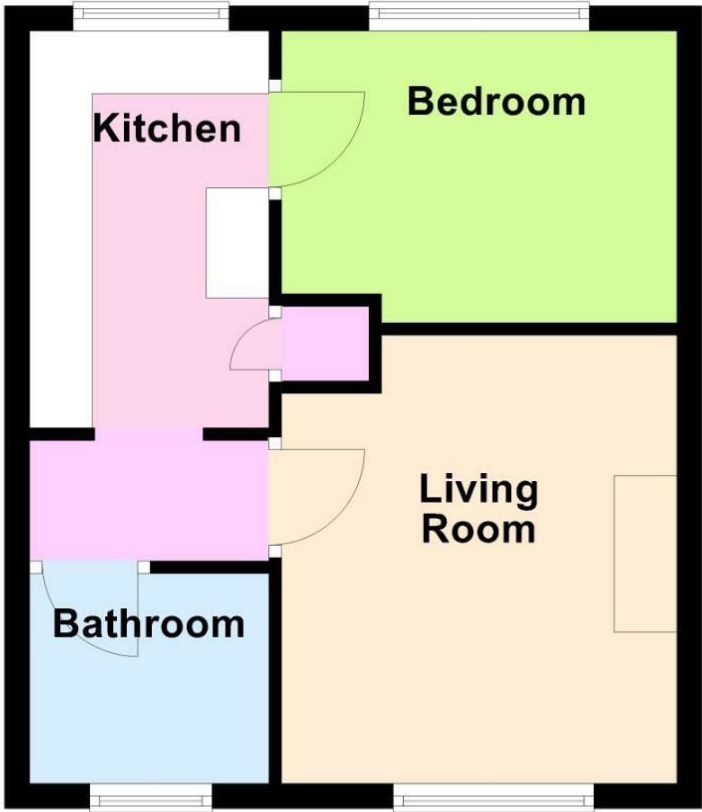
3-7 South Street, Lancing, West Sussex, BN15 8AE

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

www.robertluff.co.uk

Floor Plan

Approx. 31.0 sq. metres (334.2 sq. feet)



Total area: approx. 31.0 sq. metres (334.2 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	CurrentPotential
(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 <sub>2</sub> 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.