



Bridge Close, Lancing



Price
£250,000
Leasehold

- First Floor Apartment
- Two Double Bedrooms
- Close To Lancing Village Centre
- Residents Parking
- Dual Aspect Lounge With Balcony
- Well Presented Throughout
- Easy Access To Transport Links
- EPC Rating - TBC
- Council Tax Band - TBC

Robert Luff and Co are delighted to offer for sale this beautifully presented and very spacious first (top) floor apartment. Ideally located just a few minutes' walk from Lancing village centre and mainline railway station. The generous accommodation features : Reception hall, good size lounge, fully fitted kitchen, contemporary shower room, separate WC and two south facing double bedrooms with fitted wardrobes. The property further benefits from double glazed windows a garage and 115 year lease.

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Accommodation

Communal Entrance Hall

Stairs leading to:

Front Door

Entrance Hall

Wood laminate flooring, built in storage, electric radiator

W/C

Tiled floor, wash hand basin, low level flush w/c

Bedroom 10'10 x 8'06 (3.30m x 2.59m)

Carpet, double glazed window

Bedroom 14'07 x 9'10 (4.45m x 3.00m)

Wood laminate flooring, built in wardrobe, double glazed window

Bathroom 6'00 x 5'09 (1.83m x 1.75m)

Tiled floor, bath over shower, wash hand basin with vanity unit, double glazed window

Kitchen 11'11 x 9'04 (3.63m x 2.84m)

Wood laminate flooring, range of eye and base level cupboards and work surfaces over, stainless steel sink and drainer with tap over, oven with hob and extractor over, washing machine, integrated fridge freezer and dishwasher, double glazed window

Lounge 17'07 x 11'10 (5.36m x 3.61m)

carpet, electric radiator, fireplace with surround, patio door to balcony, double glazed window

Outside

Residents Parking

Balcony

Garage En-bloc



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

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Floor Plan

Approx. 67.9 sq. metres (731.1 sq. feet)



Total area: approx. 67.9 sq. metres (731.1 sq. feet)

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.