



Bushby Close, Lancing



Price
£230,000
Leasehold

- Ground Floor Flat
- Underfloor Heating
- Close To Village Centre & Mainline Station
- Double Glazing
- Council Tax Band: B
- Three Bedrooms
- Contemporary Shower Room
- Communal Gardens
- EPC: TBC
- Ideal FTB or BTL

Robert Luff & Co are delighted to market this spacious and well presented THREE BEDROOM GROUND FLOOR FLAT, which has been the subject of great improvement by the current owners. Conveniently located within a short walk of Lancing village centre and mainline railway station, the property benefits from electric underfloor heating, a contemporary shower room, double glazing and communal gardens. VIEWING ESSENTIAL!!

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Accommodation

Communal Entrance Hall

Personal front door to:

Entrance Hall

Firing cupboard housing hot water cylinder, further storage cupboard, door entry phone system.

Lounge 15'3" x 11'8" (4.65m x 3.56m)

Coving, double glazed window to front, TV aerial point.

Kitchen 9' x 8'5" (2.74m x 2.57m)

Double glazed window to rear. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, tiled splash-backs, gas and electric cooker points, space and plumbing for fridge/freezer.

Bedroom One 12'9" x 7'10" (3.89m x 2.39m)

Coving, double glazed window to front.

Bedroom Two 12'8" x 6'5" (3.86m x 1.96m)

Coving, double glazed window to front.

Bedroom Three 8' x 5'5" (2.44m x 1.65m)

Coving, double glazed window to rear, wall mounted consumer unit.

Shower Room

Double glazed window to rear, shower enclosure with wall mounted shower, close coupled WC, vanity unit with inset wash hand basin and cupboard under, part tiled walls.

Outside

Communal Gardens

Attractive communal gardens.



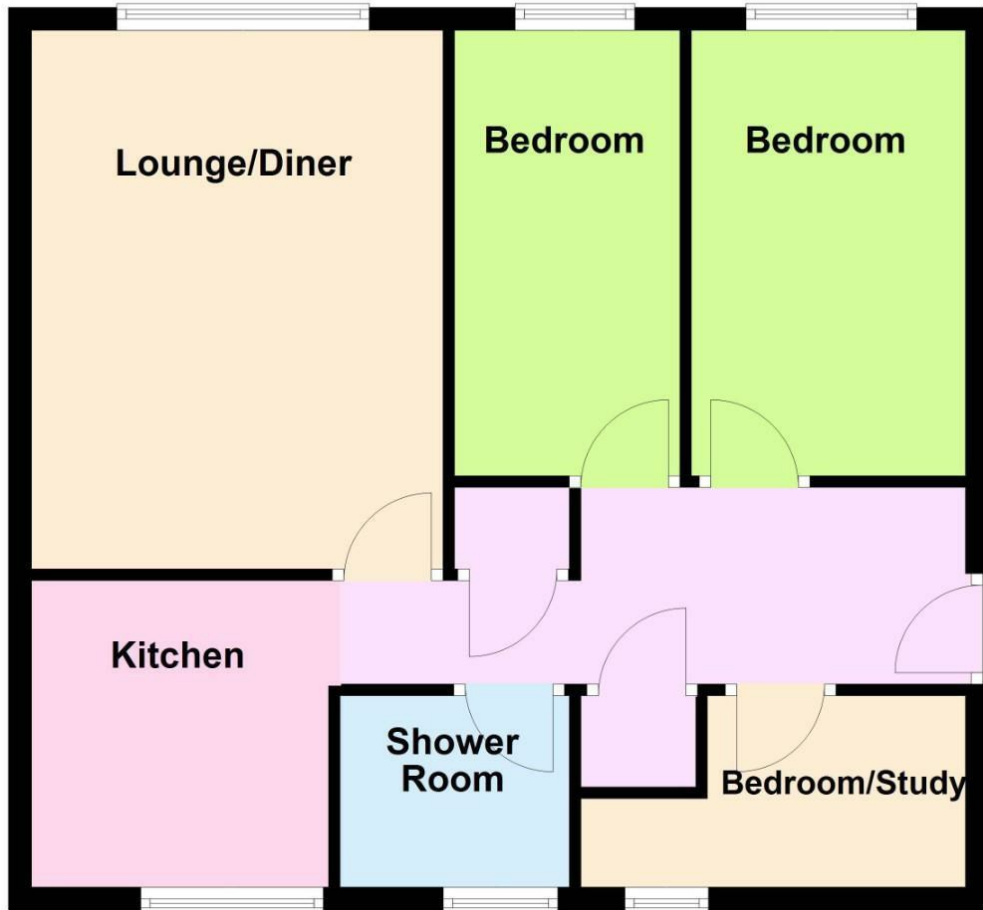
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Floor Plan

Approx. 61.4 sq. metres (660.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary 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.