



South Street, Lancing

- Ground Floor Apartment
- 105 Years Remaining On The Lease
- Two Double Bedrooms
- Private Front & Rear Garden
- Popular South Lancing Location
- Yards to the Beach
- Close to Village Centre
- Tenure: Leasehold
- EPC Rating: C
- Council Tax Band - B



Offers In Excess Of
£250,000
Leasehold

Robert Luff & Co are delighted to present this two bedroom GROUND FLOOR apartment with PRIVATE PATIO GARDEN, ideally located just a stones' throw from Lancing Beach, Beach Green and a short walk from the village centre. The accommodation comprises: Own front door, living room, fitted kitchen with integrated appliances, master bedroom with built in wardrobe and French doors, further bedroom and modern shower room. Outside, the property benefits from a private, WEST FACING PATIO.

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

Timber Front Entrance Door Into:

Inner Hall

Cupboard housing combi boiler, radiator and covered ceiling.

Lounge 23'6 x 11'4 (7.16m x 3.45m)

Double glazed window to front aspect, two radiators, downlights and covered ceiling.

Kitchen 11'1 x 6'7 (3.38m x 2.01m)

Range of fitted wall and base units with fitted work surface incorporating a stainless steel sink unit with mixer tap and drainer, electric oven and gas hob with extractor hood over, tiled splash backs, integrated washing machine, extractor fan, downlights and double glazed window to side aspect.

Shower Room

Walk in shower enclosure, low level flush W/C, pedestal wash hand basin, fully tiled, shaver point, speaker system, heated towel rail and downlights.

Bedroom One 13'0 x 9'8 (3.96m x 2.95m)

Built in wardrobe with light, two radiators, double glazed french doors to rear aspect, TV point and covered ceiling.

Bedroom Two 13'0 x 6'8 (3.96m x 2.03m)

Double glazed window to front aspect, radiator and covered ceiling.

Rear Garden

Wall enclosed, side access via gate, laid to patio with decorative flower bed and timber shed.

Front Garden

Laid to patio convenient seating area

Lease & Maintenance

We have been informed by the current owner that there is 100+ years remaining on the lease and the maintenance is approx. £600.00 per six months including ground rent.



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

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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.