

Offers In Excess Of £250,000 Leasehold

Ground Floor Apartment

• Two Double Bedrooms

• Popular South Lancing Location • Yards to the Beach

· Close to Village Centre

· EPC Rating: C

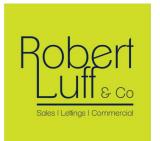
• 105 Years Remaining On The Lease

Private Front & Rear Garden

· Tenure: Leasehold

· Council Tax Band - B

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.





Accommodation

Timber Front Entrance Door Into:

Inner Hall

Cupboard housing combi boiler, radiator and coved ceiling.

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

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

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

Double glazed window to front aspect, radiator and coved 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

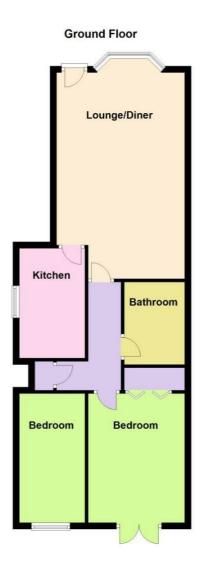
We have been informed by the current owner that there is 100+ years remaining on the lease and the maintenance is approx. £600.00 per six months including ground rent.

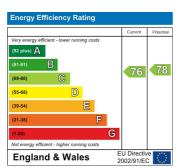


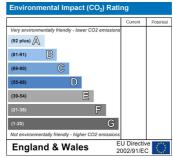












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