



Penstone Park, Lancing



Offers In Excess Of
£200,000
Leasehold

- Ground Floor Apartment
- West Facing Balcony
- New Carpets & LVT Flooring
- No Ongoing Chain
- EPC Rating - D
- Newly Refurbished Throughout
- Short Walk From Lancing Village Centre
- Newly Fitted Kitchen With New Appliances
- Council Tax Band - B
- Perfect First Time Buy Or Investment Property

Welcome to this charming ground floor apartment located in the heart of Penstone Park, Lancing. This delightful property is just a stone's throw away from Lancing village centre, offering you the convenience of local amenities right at your doorstep.

One of the standout features of this property is its proximity to Lancing mainline train station, making it perfect for those who require easy access to transportation links for their daily commute or leisurely travels.

Step inside this newly refurbished apartment and be greeted by a high standard of finish throughout. The modern interior boasts a fresh and contemporary feel, providing a comfortable and stylish living space for you to enjoy and benefits from gas central heating.

Imagine relaxing on your west-facing patio balcony, basking in the afternoon sun and enjoying unwinding after a long day.

The property also features a brand new kitchen equipped with state-of-the-art appliances, offering you a functional and aesthetically pleasing space to prepare delicious meals and entertain friends and family.

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Accommodation

Communal Front Door

Communal entrance hall

Front Door

Leading to:

Entrance Hall

LVT flooring, entry phone system, doors to:

Kitchen 8'10 x 6'10 (2.69m x 2.08m)

LVT flooring, range of newly fitted, modern eye and base level cupboards with work surface over, stainless steel sink drainer, integrated electric oven with hob and extractor hood over, washing machine, fridge freezer, boiler housed in cupboard, built in storage, double glazed window

Lounge 10'06 x 16'11 (3.20m x 5.16m)

Carpet, double glazed window, radiator, double glazed door to patio area

Bedroom 11'10 x 10'06 (3.61m x 3.20m)

Carpet, radiator, double glazed window

Bathroom

LVT flooring, low level flush w/c, wash hand basin, walk in shower, fully tiled walls, double glazed window

Outside

Private Balcony

West facing patio area

Agents notes

The seller has informed us that there is a 109 years remaining on the lease and that the maintenance charges are £1257 PA



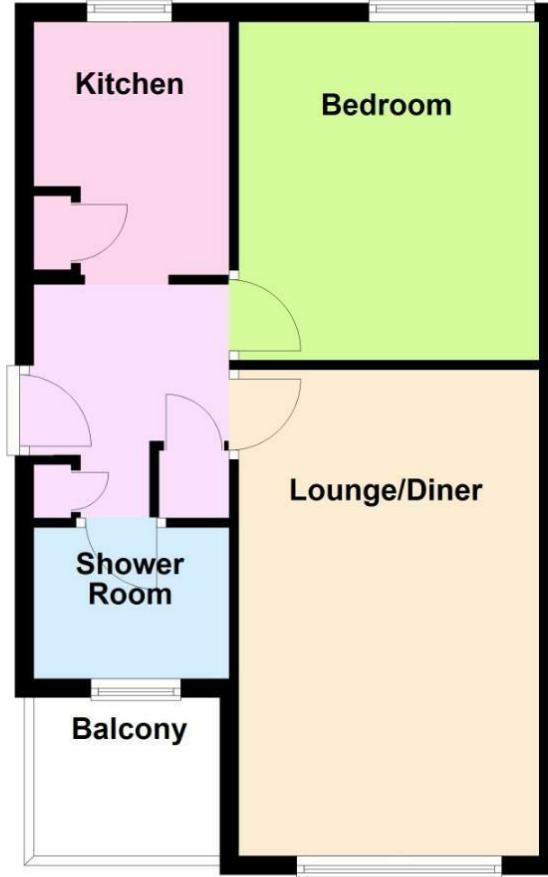
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Floor Plan

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 44.0 sq. metres (474.1 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.