



North Road, Lancing



Guide Price
£235,000
Leasehold

- Self Contained First Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge & Contemporary Fitted Kitchen
- Modern Bathroom Suite
- Gas Central Heating
- Double Glazing
- Village Centre Location - Moments From Station
- EPC: D
- Council Tax Band: A
- Ideal FTB or BTL

GUIDE PRICE £235,000 - £250,000 Robert Luff & Co are delighted to offer this WELL PRESENTED TWO DOUBLE BEDROOM APARTMENT IDEALLY LOCATED IN THE HEART OF LANCING VILLAGE CENTRE. The generous accommodation features: Own front door, stairs to first floor landing with utility cupboard, CONTEMPORARY OPEN PLAN LIVING ROOM AND FITTED KITCHEN, two double bedrooms and bathroom. The property benefits from gas central heating, double glazing and NO ONWARD CHAIN!

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Accommodation

Double Glazed Front Door

Stairs leading to:

First Floor Landing

Downlighters, large utility cupboard housing space and plumbing for washing machine, wall mounted combination boiler and consumer unit.

Lounge Area 14'2" x 11'1" (4.32m x 3.38m)

Lantern window, downlighters, TV aerial point, radiator.

Kitchen Area 10'10" x 7' (3.30m x 2.13m)

Double glazed window to side. Fitted kitchen comprising: Range of fitted wall & base level units, fitted worksurfaces incorporating single drainer one and a half bowl sink unit with mixer tap, integrated electric oven, hob and extractor hood over, integrated fridge/freezer and dishwasher, extractor fan.

Bedroom One 16'1" max into recess x 9'4" (4.90m max into recess x 2.84m)

Double glazed windows to sides, downlighters, radiator.

Bedroom Two 10'8" x 8'7" (3.25m x 2.62m)

Double glazed window to side, downlighters, radiator.

Bathroom

Double glazed window to front. Fitted white suite comprising: Panel enclosed bath with wall mounted shower over, combination vanity unit with inset wash hand basin and WC, downlighters, extractor fan, heated towel rail.

Lease & Maintenance

999 Year Lease.

Maintenance: As and when required 20% share



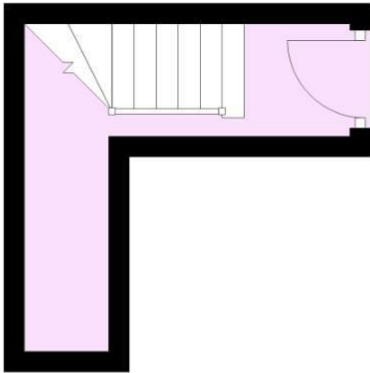
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Ground Floor

Approx. 5.3 sq. metres (57.0 sq. feet)



First Floor

Approx. 57.2 sq. metres (615.2 sq. feet)



Total area: approx. 62.4 sq. metres (672.1 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.