



North Road, Lancing



Guide Price
£175,000
Leasehold

- Self Contained Apartment
- One Double Bedroom
- Modern Bathroom
- EPC: E
- No Onward Chain
- Village Centre Location
- Contemporary Open Plan Living Room & Kitchen
- 999 Year Lease
- Council Tax Band: A
- Ideal FTB or BTL

GUIDE PRICE £175,000 - £200,000 Robert Luff & Co are delighted to present this ONE DOUBLE BEDROOM apartment, ideally located in the heart of Lancing Village Centre, just moments from the mainline railway station, local shops, restaurants and bus services. The generous accommodation comprises: Own front door, stairs to first floor, contemporary open plan living room and kitchen, double bedroom and modern bathroom. Benefits include a 999 year lease, double glazing & NO ONWARD CHAIN!

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Accommodation

Double Glazed Front Door

Stairs to:

First Floor Landing

Downlighters.

Living Room/Kitchen 17'7" max narrowing to 14'1" x 14'5" (5.36m max narrowing to 4.29m x 4.39m)

Double glazed windows to front, downlighters, electric heater, TV aerial point. Fitted kitchen comprising: Range of fitted wall and base level units, fitted roll edged worksurfaces incorporating single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, integrated electric oven, hob and extractor hood, space for fridge, large over-stairs storage cupboard.

Bedroom 12'9" x 9'9" (3.89m x 2.97m)

Double glazed windows to rear & side, downlighters.

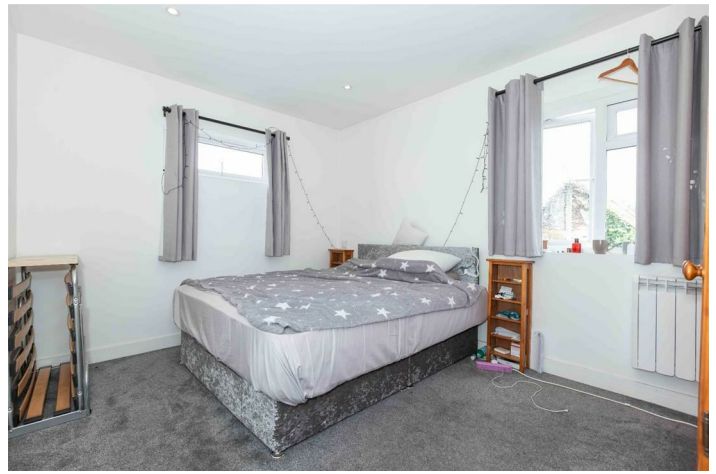
Bathroom

Double glazed window to rear, downlighters. Fitted suite comprising: Panel enclosed bath with mixer tap and shower attachment, Vanity unit with inset wash hand basin and WC, extractor fan.

Lease & Maintenance

Lease: 999 Years

Maintenance: TBC



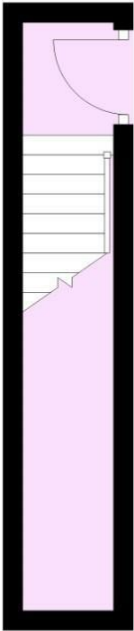
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Ground Floor

Approx. 5.6 sq. metres (59.8 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



Total area: approx. 49.4 sq. metres (531.5 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.