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## Description

Robert Luff & Co are delighted to present this spacious and well maintained GROUND FLOOR FLAT, located close to local shops, pubs, takeaways and bus routes in popular Upper Beeding. The generous accommodation comprises: Own street entrance, hallway, lounge/diner, fitted kitchen with integrated appliances, large double bedroom with fitted wardrobe and further storage cupboard and a contemporary shower room. Outside, there is a front garden, attractive communal gardens and a GARAGE. Viewing essential - NO ONWARD CHAIN!



## Key Features

- Spacious Ground Floor Flat
- Own Street Entrance
- Modern Shower Room
- Garage
- EPC: D
- One Double Bedroom With Ample Storage
- Fitted Kitchen With Integrated Appliances
- Inner Hall With Utility Cupboard
- Double Glazing
- Council Tax Band: B



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### Entrance Hall

Double glazed front door, coving, inner door to:

### Lounge

**4.37m x 4.27m (14'4" x 14')**

Double glazed window to front, coving, TV aerial point, wall lights, electric heater.

### Inner Hall

Coving, airing cupboard housing hot water cylinder, utility cupboard with plumbing for washing machine & shelving.

### Kitchen

**3.35m x 1.52m (11'0 x 5'0)**

Double glazed window to front aspect, range of matching wall and base units with sparkle work surface incorporating a stainless steel sink unit with mixer tap and drainer, electric oven, electric hob with extractor hood over, integrated dishwasher, space for fridge/freezer, tiled splash backs and tiled floor.

### Bedroom

**4.14m x 3.25m (13'7 x 10'8)**

Double glazed window to rear aspect, coving, electric heater, fitted wardrobe and further large storage cupboard.

### Shower Room

Walk in double shower enclosure, over counter wash hand basin, low level flush WC,

heated towel rail, cupboard housing meters, double glazed window to rear aspect and extractor fan.

### Outside

### Front Garden

Lawn & various plants.

### Garage

With up and over door and storage shelving.

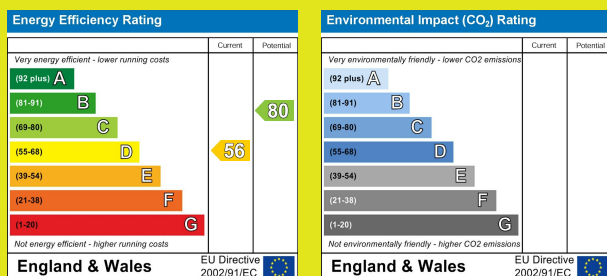
### Lease & Maintenance

The Vendors have advised that there are approximately 89 years remaining on the lease. Maintenance: £800 P.A. Ground Rent: £40 P.A.

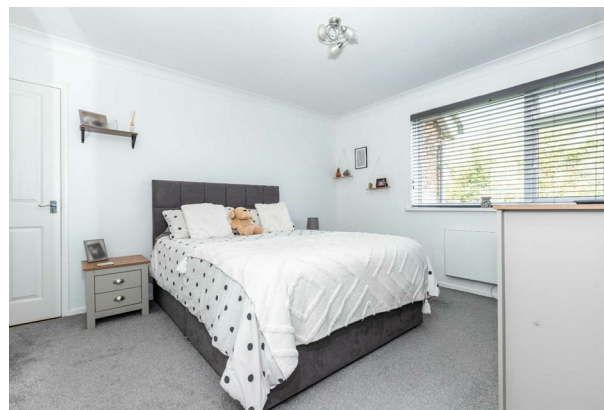




## Floor Plan Truleigh Road



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.



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