



Ingleside Crescent, Lancing

Asking Price
£275,000
Leasehold

- Ground Floor Apartment
- Beautifully Maintained Private Gardens
- Garage
- Gas Central Heating & Double Glazing
- EPC: TBC
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Close To Village Centre & Beach
- Long Lease
- No Onward Chain.

Robert Luff & Co are delighted to present this spacious GROUND FLOOR APARTMENT with PRIVATE GARDENS and GARAGE, ideally located just a short walk from Lancing Village Centre, mainline railway station and ever popular beach. The generous accommodation comprises: Entrance porch, entrance hall, living room, fitted kitchen, two double bedrooms and modern shower room. Outside, there are beautifully maintained front & rear gardens and a garage en-bloc. VIEWING ESSENTIAL!!

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Accommodation

Entrance Porch

Double glazed window and door to front, further double glazed window to side, tiled floor, door to:

Entrance Hall

Coving, large storage cupboard housing consumer unit, two further storage cupboards, radiator.

Lounge 16'10" x 11'4" (5.13m x 3.45m)

Double glazed window to front, coving, TV aerial point, radiator.

Kitchen 10'10" x 7'10" (3.30m x 2.39m)

Double glazed window to side. Fitted kitchen comprising: Range of fitted wall and base level units, worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, electric oven & hob, space and plumbing for washing machine, space for further appliances, wall mounted combination boiler.

Bedroom One 14'7" x 11'7" (4.45m x 3.53m)

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Two 12'10" x 9'10" (3.91m x 3.00m)

Double glazed windows and door to rear, built in wardrobe, coving, radiator.

Bathroom

Double glazed window to side. Fitted suite comprising: Shower enclosure with wall mounted shower, close coupled WC, pedestal wash hand basin, part tiled walls, shaver point, radiator.

Outside

Front Garden

Laid to lawn with flower bed borders.

Rear Garden

Patio, lawn, well stocked flower beds, large timber shed, wall enclosed, side access to both sides, outside tap, electric sun awning.

Garage

En-bloc. Up and over door.

Lease & Outgoings

Lease: 111 Years Remaining.

Ground Rent: £200 p.a.

Garage Ground Rent: £1 p.a.

Maintenance: On an as & when basis,

Council Tax: Band B - £1,806 p.a.



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Floor Plan

Approx. 78.0 sq. metres (839.3 sq. feet)



Total area: approx. 78.0 sq. metres (839.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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.