



Asking Price  
£200,000  
Leasehold

## Penstone Park, Lancing

- Ground Floor Flat
- Moments From Village Centre & Station
- Gas Central Heating
- Long Lease
- EPC: D
- One Double Bedroom
- Private Balcony/Terrace
- Double Glazing
- Ideal FTB Or BTL
- Council Tax Band: B

Robert Luff & Co are delighted to present this spacious GROUND FLOOR FLAT, ideally located just moments from Lancing village centre and mainline railway station. The accommodation briefly comprises: Entrance hall, 17ft living room, kitchen, double bedroom and bathroom. Benefits include: Double glazing, gas central heating and a PRIVATE BALCONY/TERRACE. Viewing Essential!!

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## Accommodation

### Communal Entrance Hall

Personal front door to:

### Entrance Hall

Coving, door entry phone system, airing cupboard.

### Lounge 17'2" x 10'6" (5.23m x 3.20m)

Double glazed windows & door to balcony/terrace, coving, radiator, TV aerial point.

### Kitchen 8'10" x 7' (2.69m x 2.13m)

Double glazed window to front. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, tiled splash-backs, electric cooker point, space & plumbing for washing machine, space for fridge/freezer, wall mounted central heating boiler, coving.

### Bedroom 12' x 10'5" (3.66m x 3.18m)

Double glazed window to front, coving, radiator.

### Bathroom

Double glazed window to rear. Fitted suite comprising: Panel enclosed bath with mixer tap and electric shower over, vanity unit with inset wash hand basin, close coupled WC, tiled walls & floor, heated towel rail.

### Balcony/Terrace

Westerly aspect.

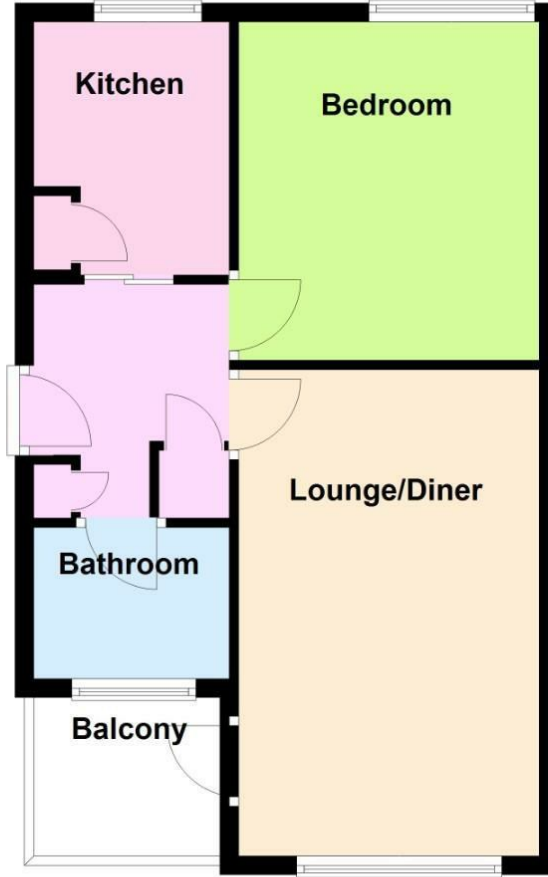
### Lease

The Vendor has advised that there are approx. 113 years remaining on the lease and that the service charge is approx. £1,500 p.a.



### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.