

PCM £795 PCM

Elm Grove, Lancing

- Available Early July 2025 Studio Flat
- Gas Fired Central Heating
 UPVC Double Glazing
- Residents Parking
- First Floor
- Separate fitted kitchen
- EPC Energy Rating C (78)
- Large Studio Room

Robert Luff & Co are delighted to present this well-positioned first floor studio flat, set within an exclusive block of just six homes. Currently undergoing refurbishment, this bright and versatile property offers an exciting opportunity for firsttime buyers or investors alike.

Inside, you'll find a brand-new contemporary shower room, double glazed windows throughout, and a separate fitted kitchen – a rare find in studio living. The communal features further enhance the lifestyle on offer, with residents' parking, secure cycle storage, and a well-maintained bin store.

To the rear of the development, residents can also enjoy shared washing line facilities - ideal for sunny days.

Don't miss the chance to secure this freshly updated home in a peaceful yet convenient location.



T: 01903 331247 E: info@robertluff.co.uk www.robertluff.co.uk



Accommodation

Entrance Hall Entry phone.

Studio Room Radiator, double glazed window.

Kitchen

With wall and base units, integrated fridge and freezer, built in oven/hob/extractor, stainless steel sink unit.

Bathroom Bath, WC, wash hand basin, radiator, window.

Outside Communal grounds with drying facilities.

Parking Non allocating parking space. Six spaces for six flats







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.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ T: 01903 331247 E: info@robertluff.co.uk www.robertluff.co.uk