



£1,350

## Elm Grove, Lancing

- NEWLY BUILT TWO BEDROOM FLAT
- NEW KITCHEN
- NEW FLOORING
- NEW DECOR
- EPC B RATING
- CENTRAL LANCING LOCATION
- NEW BATHROOM
- PARKING
- NEW FITTINGS THROUGHOUT
- VIEWING ESSENTIAL

ROBERT LUFF & CO are delighted to offer for rent a newly built two bedroom top floor flat in central Lancing. All aspects of this property are brand new, including new kitchen, new bathrooms, new walls, floors, ceilings, flooring, carpets, decor and insulation. The property is beautifully presented throughout with modern contemporary styling and decor, distant views, new heating system, new lighting system and further benefits include parking for one vehicle.

EARLY VIEWING IS CONSIDERED ESSENTIAL.

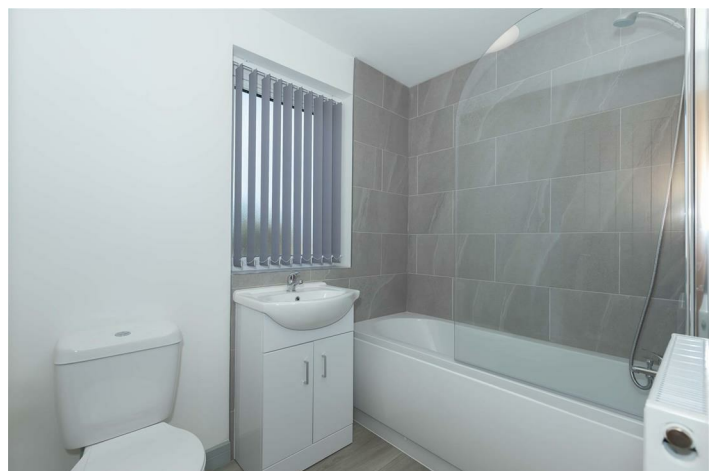
AVAILABLE MARCH 2026.

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Luff & Co**  
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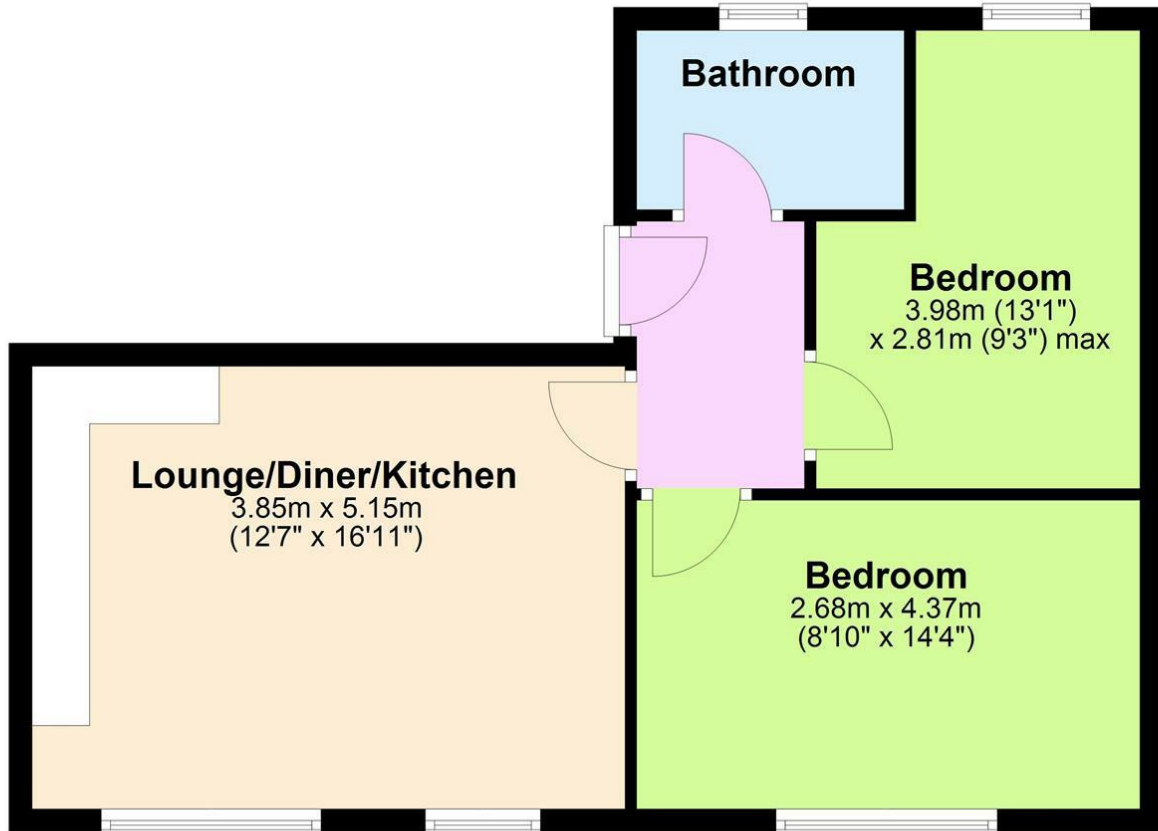


## Accommodation



## Floor Plan

Approx. 49.7 sq. metres (535.4 sq. feet)



Total area: approx. 49.7 sq. metres (535.4 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>		81	81
	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.