



Middle Road, Lancing



PCM
£795 PCM

- First Floor Studio Flat - AVAILABLE NOW!!!
- Double Glazing
- BATHROOM WITH BATH AND SHOWER OVER
- Council Tax Band: A
- SEPARATE FITTED KITCHEN
- Walking Distance To Village Centre & Railway Station
- GAS CENTRAL HEATING
- EPC energy rating D (61)
- SOUTH FACING STUDIO ROOM
- RECENTLY REDECORATED

Robert Luff & Co are delighted for rent this first floor studio flat, ideally located just a short walk from Lancing village centre and mainline railway station. The accommodation briefly comprises: Studio room, separate kitchen, inner lobby with plumbing for washing machine and bathroom. Viewing recommended.

RECENTLY REDECORATED - SOUTHERLY ASPECT STUDIO ROOM

DOUBLE GLAZING - SEPARATE FITTED KITCHEN - BATHROOM

GAS CENTRAL HEATING

AVAILABLE NOW !!

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

Robert
Luff & Co
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Accommodation

Communal Entrance Hall

Stairs to first floor landing.

Personal Front Door

To:

Studio Room 16'8" x 11'4" (5.08m x 3.45m)

Double glazed window to front, door entryphone system, cupboard housing fuse box, two night storage heaters.

Kitchen 8' x 5'2" (2.44m x 1.57m)

Double glazed windows to front & side. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, electric cooker point, tiled splashbacks, cupboard.

Inner Lobby

Double glazed window to side, space & plumbing for washing machine.

Bathroom

Double glazed window to side. Fitted suite comprising: Panel enclosed bath with mixer tap & shower attachment, close coupled WC, pedestal wash hand basin, wall mounted hot water boiler, part tiled walls.



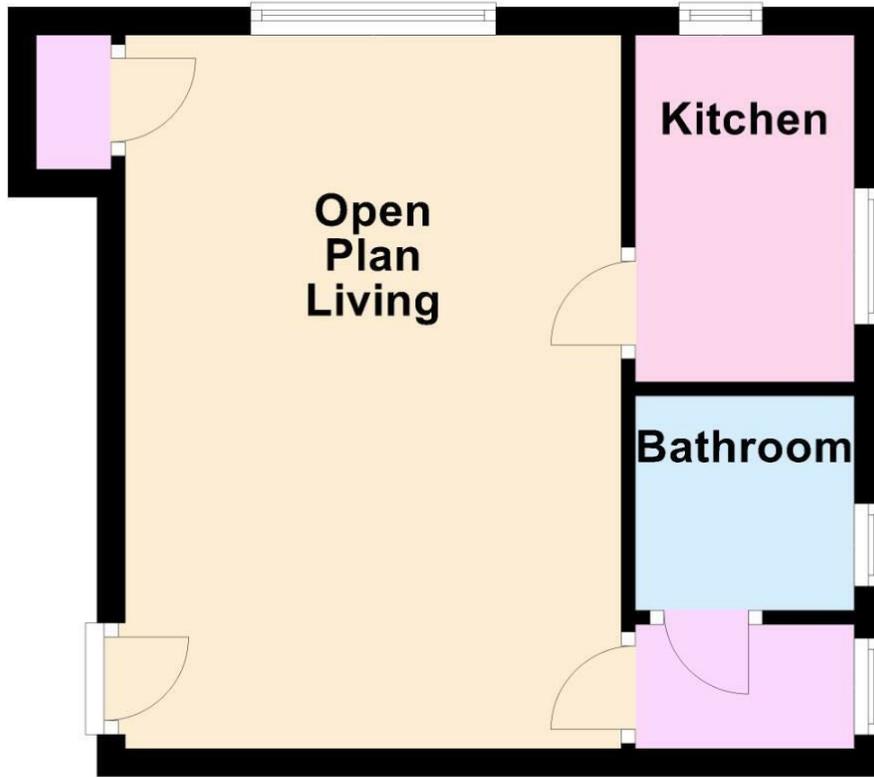
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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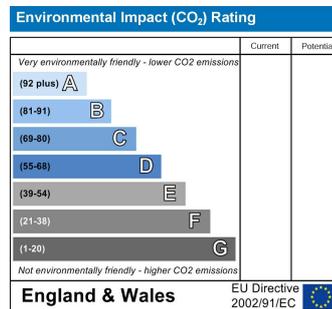
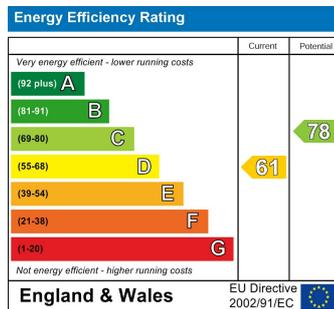
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Floor Plan

Approx. 27.2 sq. metres (292.5 sq. feet)



Total area: approx. 27.2 sq. metres (292.5 sq. feet)



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.