Western Road, Lancing

Offers In Excess Of
£220,000
Leasehold

- Ground Floor Flat
- Two Bedrooms
- Garage & Free Off Road Parking
- Yards From Brooklands Park & Lancing Beach
- Gas Central Heating & Double Glazing
- NEW LEASE
- Good Order Throughout
- No Ongoing Chain
- Council Tax Band: B EPC: C
- Ideal FTB or BTL

Robert Luff & Co are delighted to market this well presented two bedroom GROUND FLOOR APARTMENT located just yards from Brooklands Park and Lancing beach. The Pulse bus service passes the front of the building providing easy access into Lancing village centre and Worthing town. The property, which benefits from being offered with a NEW LEASE, features: Entrance hall, living room, fitted kitchen with appliances, two generous bedrooms and bathroom. Outside, there is a GARAGE en-bloc and free off road parking. Further benefits include Gas central heating & double glazing. VIEWING ESSENTIAL!!

T: 01903 331737 E: lancing@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Communal Entrance Hall
Personal front door to:

Entrance Hall
Coving, coats cupboard, laminate flooring.

Lounge 16' x 10' (4.88m x 3.05m)
Double glazed window to front, shutter blinds, coving, wall lights, TV point, laminate floor, radiator.

Kitchen 12' x 7'3" (3.66m x 2.21m)
Double glazed window to front, wall mounted central heating boiler. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, electric oven, hob & extractor hood, washing machine, dishwasher and fridge/freezer, tiled splash-backs.

Bedroom One 11'10" x 9'5" (3.61m x 2.87m)
Double glazed windows with shutter blinds, radiator.

Bedroom Two 9'5" x 7'10" excluding door recess (2.87m x 2.39m excluding door recess)
double glazed window with shutter blinds, radiator.

Bathroom
Double glazed window to side. Fitted white suite comprising: Panel enclosed bath with mixer tap and shower attachment, wall mounted shower over, pedestal wash hand basin, close coupled WC, shelving, part tiled walls, radiator.

Outside

Garage
Number 8. Up & Over door.

Parking
Off road parking

Lease & Outgoings
The Vendor has advised the following:
New Lease: 166 Years
Peppercorn Ground Rent
Service Charge: £943.75 per half year
No Pets.

3-7 South Street, Lancing, West Sussex, BN15 8AE
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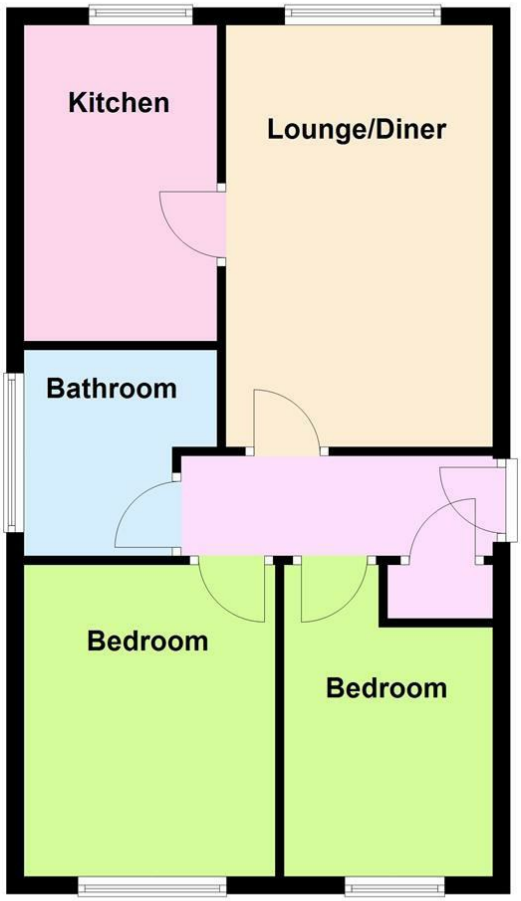
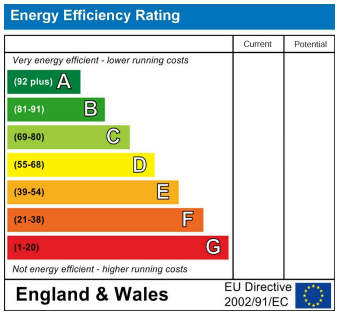
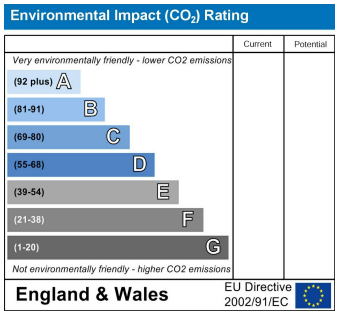
Floor Plan

Approx. 53.2 sq. metres (572.5 sq. feet)



Total area: approx. 53.2 sq. metres (572.5 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.