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Description

Robert Luff & Co are delighted to offer this spacious and incredibly well presented first floor self contained flat, located in popular Sompting - Close to local shops, bus services and recreation ground. The property, which benefits from it's own street entrance, comprises: Entrance hall with stairs rising to first floor, landing with loft access to generous part boarded loft space, South facing living room, dual aspect kitchen, large double bedroom and contemporary bathroom. Outside, the flat benefits from its own car port, visitors parking and communal gardens. LONG LEASE & SHARE OF FREEHOLD.



Key Features

- First Floor Flat
- One Double Bedroom
- Own Street Entrance
- Share Of Freehold
- EPC: D
- Beautifully Presented
- Modern Kitchen & Bathroom
- Car Port
- Double Glazing
- Council Tax Band: A





Double Glazed Front Door
To:

Entrance Hall
Stairs To First Floor.

Landing
Loft access.

South Facing Living Room
4.72m x 3.05m (15'6" x 10')
Double glazed window to front,
coving, night storage heater.

Kitchen
3.00m x 2.46m (9'10" x 8'1")
Dual aspect double glazed
windows to rear & side. Range of
fitted wall & base level units,
fitted roll edged work-surfaces
incorporating stainless steel one
and a half bowl sink unit with
mixer tap, space & plumbing for
washing machine & dishwasher,
fitted electric oven, hob &
extractor hood, tiled splash-backs.

Bedroom
3.45m x 2.62m (11'4" x 8'7")
Double glazed window to front,
coving, night storage heater, built
in wardrobe.

Bathroom
Double glazed window to rear.
Fitted white suite comprising: Tile
enclosed bath with electric shower
over, close coupled WC, wash hand
basin, storage.

Outside

Car Port
Undercover car port.

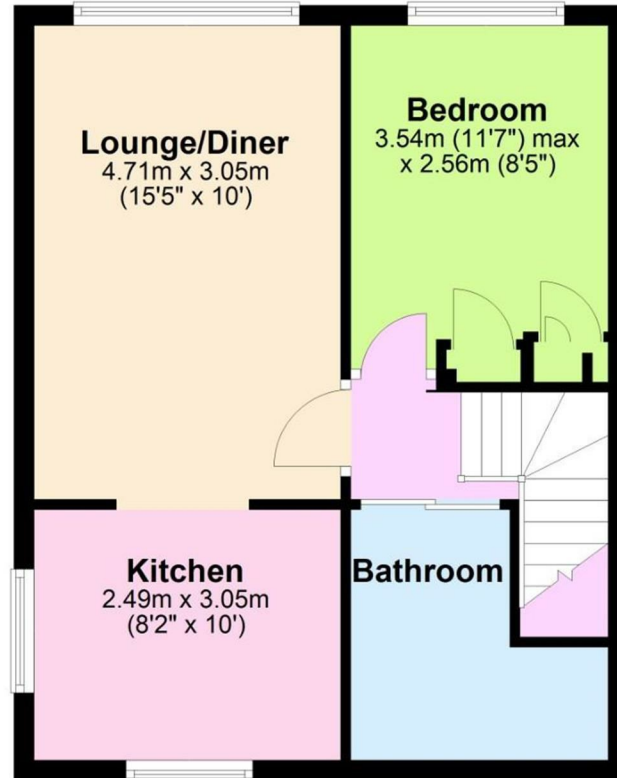
Communal Garden

Lease & Outgoings
Share Of Freehold
Lease: 948 Years Remaining
Service Charge & Ground Rent:
£655 per half year.

Floor Plan Dankton Gardens

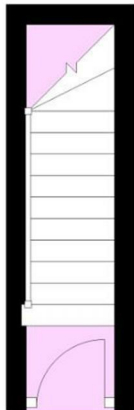
First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)

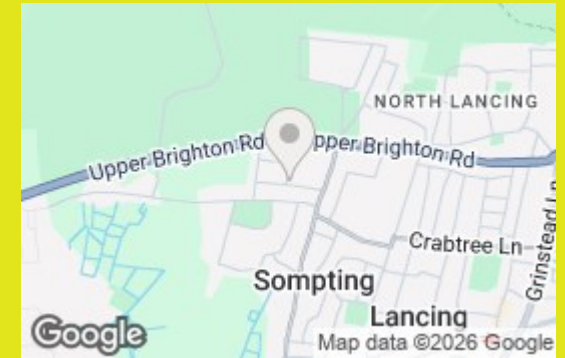


Ground Floor

Approx. 3.2 sq. metres (34.5 sq. feet)



Total area: approx. 44.9 sq. metres (483.0 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<small>Not energy efficient - higher running costs</small>			<small>Not environmentally friendly - higher CO₂ emissions</small>		
England & Wales EU Directive 2002/91/EC			England & Wales 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.

robertluff.co.uk

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

01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co