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## Description

**\*\*\*NO ONWARD CHAIN\*\*\*** We are delighted to present this spacious and well presented, TWO BEDROOM GROUND FLOOR FLAT ideally located within walking distance of Lancing village centre and mainline railway station. The generous accommodation comprises: Entrance hall, Southerly aspect living room with patio door opening onto well maintained communal gardens, fitted kitchen, primary bedroom with built in wardrobes, further bedroom and bathroom. The property further benefits from allocated parking and NO ONWARD CHAIN! 70 years remaining on the lease - the seller is willing to renew the lease at an additional cost

## Key Features

- Spacious Ground Floor Flat
- Two Bedrooms
- Allocated Parking
- EPC: TBC
- Close to Transport Links
- Communal Gardens
- NO ONWARD CHAIN
- Council Tax Band: B







#### Entrance Hall

Large storage cupboard. Door entry phone system.

#### Lounge

**3.99m x 3.66m (13'1 x 12)**

Double glazed patio door opening on to communal gardens. Television point.

#### Kitchen/Breakfast Room

**3.78m x 2.54m (12'5 x 8'4)**

Double glazed window to front. Range of fitted wall and base level units. Fitted roll edge work surfaces integrating stainless steel sink unit. Electric cooker point. Space and plumbing for washing machine. Space for tumble dryer. Space for further appliances. Tiled splash back. Extractor fan. Space for breakfast table.

#### Bedroom One

**4.01m x 3.66m (13'2 x 12')**

Double glazed window to rear. Electric heater. Built in wardrobes.



#### Bedroom Two

**2.57m x 2.51m (8'5 x 8'3)**

Double glazed window to front.

#### Bathroom

Fitted suite comprising tiled enclosed bath with electric shower over. Wash hand basin. WC. Wall mounted electric heater. Tiled floor. Extractor fan.

#### Outside

Extensive communal Southerly aspect gardens.

#### Residents Parking

One parking space.

#### Lease & Maintenance

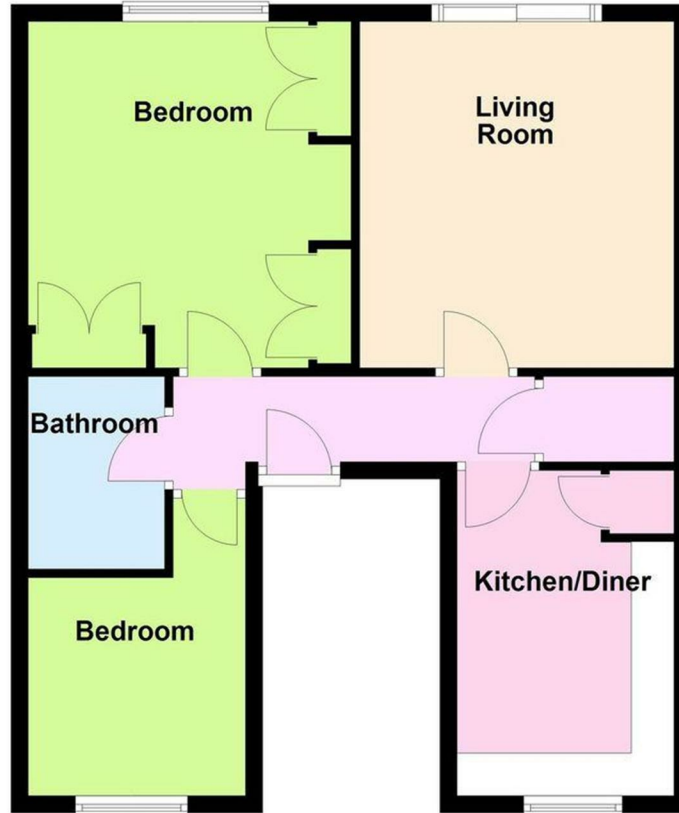
Ground Rent: £125p.a.

Management Fee: £1,232.20 half yearly.

70 years remaining on the lease

# Floor Plan Carnforth Road

**Floor Plan**  
Approx. 58.7 sq. metres (632.3 sq. feet)



Total area: approx. 58.7 sq. metres (632.3 sq. feet)



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

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