Robert Luff & Co

Elm Grove, Lancing

Leasehold - Open To Offers £125,000

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Summary

Robert Luff & Co are delighted to present this extremely well presented one double bedroom flat, forming part of this popular retirement complex in South Lancing. Lancing village centre and beach are just a short walk away and the 700 bus service passes along Brighton Road, providing easy access to Brighton, Worthing & beyond. The well proportioned accommodation comprises: Entrance hall with impressive storage cupboards, Southerly aspect living room, double bedroom with wardrobe, modern fitted kitchen with integrated appliances and a contemporary shower room. The property further benefits from a communal laundry, residents lounge and a friendly community. NO CHAIN!

Key Features

- First Floor Retirement Flat
- Close To Village & Beach
- Modern Fitted Kitchen
- Double & Triple Glazing
- EPC: D
- Over 60s
- Beautifully Presented Throughout
- Contemporary Shower Room
- Communal Gardens, Laundry & Residents Lounge
- Council Tax Band: A

Description

Communal Front Door
Stairs to first floor landing.

Personal Front Door
To:

Entrance Hall
Loft access, two storage cupboards, further airing cupboard with slatted shelving, night storage heater.

Lounge
13'10" x 12'
Double glazed window to front, feature fireplace, night storage heater.

Kitchen
10'9" x 7'2"
Double glazed window to rear. Fitted kitchen comprising: Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, integrated electric oven, hob, extractor hood, fridge & freezer.

Bedroom
10'5" x 8'7"
Triple glazed window to rear, wardrobe and chest of drawers, night storage heater, coving.

Shower Room
Velux window. Fitted contemporary suite comprising: Full size walk in shower enclosure with wall mounted electric shower, vanity unit with inset wash hand basin and cupboard under enclosed cistern WC, heated towel rail.

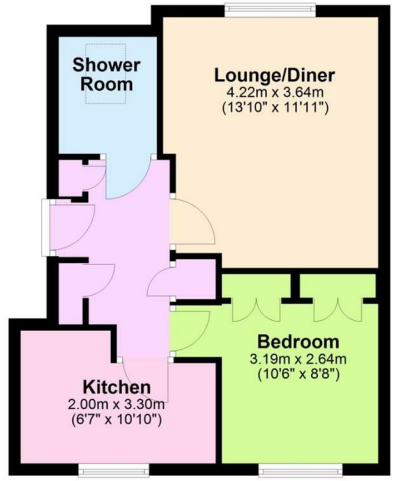
Communal Gardens
Well maintained gardens with seating areas.

Communal Laundry

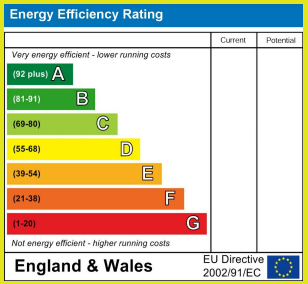
Residents Lounge

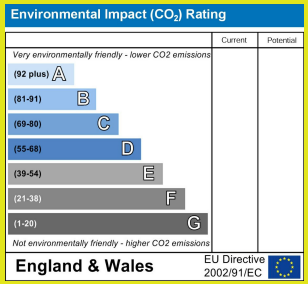
Lease & Maintenance
We have been advised of the following:
Lease: 81 Years Remaining.
Maintenance: £1,538.16 p.a.
Ground Rent: £24 p.a.

Floor Plan



Total area: approx. 41.4 sq. metres (445.6 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.

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