



£240,000
Share of Freehold

Sompting Road, Lancing

- First Floor Apartment
- 16ft Living Room
- Parking & Garage
- Gas Central Heating
- EPC: TBC
- Two Double Bedrooms
- Private Garden
- Village Centre Location
- Double Glazing

Robert Luff & Co are delighted to present this INCREDIBLY SPACIOUS top floor apartment, ideally located just moments from Lancing village centre and mainline station. The impressive accommodation features: OWN STREET ENTRANCE, 16ft X 16ft Living room, kitchen, TWO DOUBLE BEDROOMS, shower room and separate WC. Outside, the property benefits from a PRIVATE REAR GARDEN, driveway and GARAGE. VIEWING ESSENTIAL!

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Porch

Doors to front & rear, window to side, front door to:

Entrance Hall

Stairs to:

Landing

Loft access, coving, double glazed windows to side, wardrobe cupboard.

Living Room 16' x 16' max (4.88m x 4.88m max)

Dual aspect double glazed windows to front & side, coving, television aerial point, radiator.

Kitchen 10' x 10' (3.05m x 3.05m)

Double glazed window to rear, range of fitted wooden fronted wall and base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, gas cooker point, space and plumbing for washing machine, tiled splash-backs, wall mounted central heating boiler.

Master Bedroom 14' x 12' (4.27m x 3.66m)

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two 12' x 11'6" (3.66m x 3.51m)

Double glazed window to front, coving, storage cupboard, radiator.

Shower Room

Double glazed window to rear, shower enclosure with wall mounted shower, wash hand basin with cupboard under, fully tiled walls, ladder radiator, cupboard housing immersion heater.

Separate WC

Double glazed window to rear, part tiled walls, low flush WC.

Outside

Rear Garden

Patio, laid lawn, flower beds, timber summerhouse, fence enclosed, side access.

Private Driveway

Shingle driveway leading to:

Garage

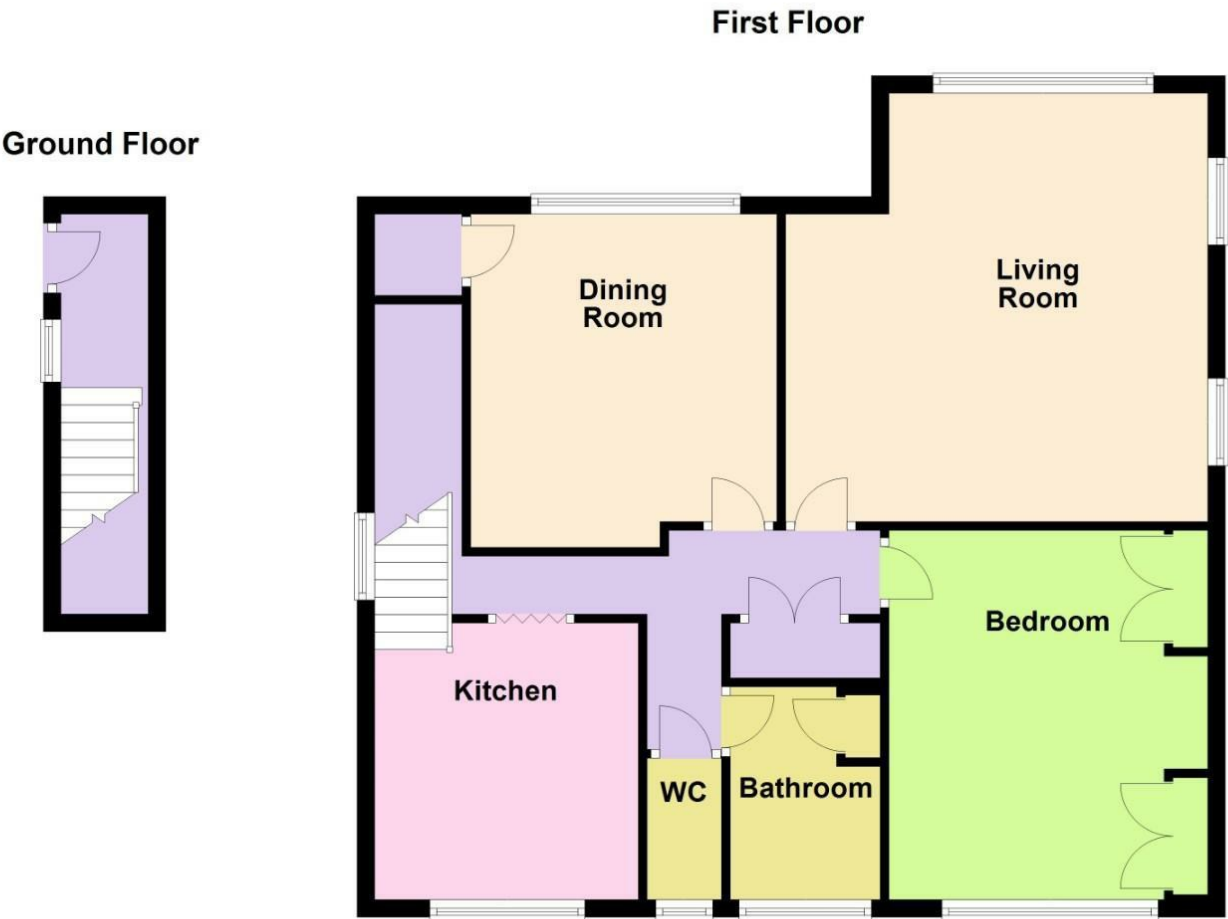
Up & over door, power, light, personnel door to rear.



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

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

www.robertluff.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.