



Lancing

3 Roberts Lodge, Roberts Road, Lancing, West Sussex, BN15 8AR

Guide Price £190,000 Leasehold

Michael
Jones
& Bacon

- Rarely Available First Floor Apartment
- 18'2" x 10'6" Living/Dining Room
- Contemporary Kitchen
- Southerly Double Bedroom With Wardrobes
- Walnut Effect Flooring
- Contemporary Bathroom
- Private Entrance
- Contemporary Oak Internal Doors
- Private Loft Space (Entire Roof)
- Gas Central Heating
- uPVC Double Glazed
- Off Road Parking
- Communal Garden
- Long Lease
- Close To Village and Sea
- Cavity Wall Insulation
- Viewing Essential

The accommodation with approximate room sizes comprises as follows:

uPVC double glazed private front door to:

ENTRANCE HALL

Staircase to:

FIRST FLOOR LANDING

Coved and levelled ceiling, uPVC double glazed window, part glazed oak door to:

RECEPTION HALLWAY

Levelled and coved ceiling, hatch to private and partly boarded loft space, radiator with thermostat, recessed shelved storage cupboard, feature walnut effect flooring.

LIVING/DINING ROOM

18'2" x 10'6" (5.54m x 3.2m) Telephone point, TV point, two double central heating radiators with thermostats, levelled and coved ceiling with inset spot lighting, feature walnut effect flooring, uPVC double glazed southerly aspect window, uPVC double glazed door with Juliette style balcony providing a southerly aspect.

CONTEMPORARY KITCHEN

10' x 7'2" (3.05m x 2.18m) Extensive range of white gloss fronted units comprising single drainer sink inset in dark granite effect work surface with cupboards below, further adjoining work surface having inset four ring gas hob with electric oven beneath together with cupboard, shelving and plumbing for appliance beside, space for upright appliance, further work surface with cupboard and drawers under, matching wall mounted cupboards, levelled and coved ceiling, complimenting floor covering, wall mounted Alpha gas fired combination boiler, part tiled walls in complimenting ceramics, uPVC double glazed window.

DOUBLE BEDROOM

14'9" x 9'4" (4.5m x 2.84m) Double radiator with thermostat, levelled and coved ceiling with inset spot lighting, TV point, built in recessed double fronted wardrobes with floor to ceiling sliding doors, feature



walnut effect flooring, uPVC double glazed window providing a southerly aspect.

CONTEMPORARY BATHROOM

White suite comprising panelled bath, independent shower unit, glass shower screen, pedestal wash hand basin, low level WC, fully tiled walls in complimenting ceramics, radiator, levelled and coved ceiling, complimenting vinyl floor covering, uPVC double glazed window.



OUTSIDE AND GENERAL

COMMUNAL FRONT GARDEN

Located to the front of the development, laid partly to coloured paving with inset borders.

PARKING

Off road parking facility to the rear of the development arranged on a first come first served basis.

TENURE

Recently renewed 99 year lease

Service Charge & Ground Rent To Be Advised

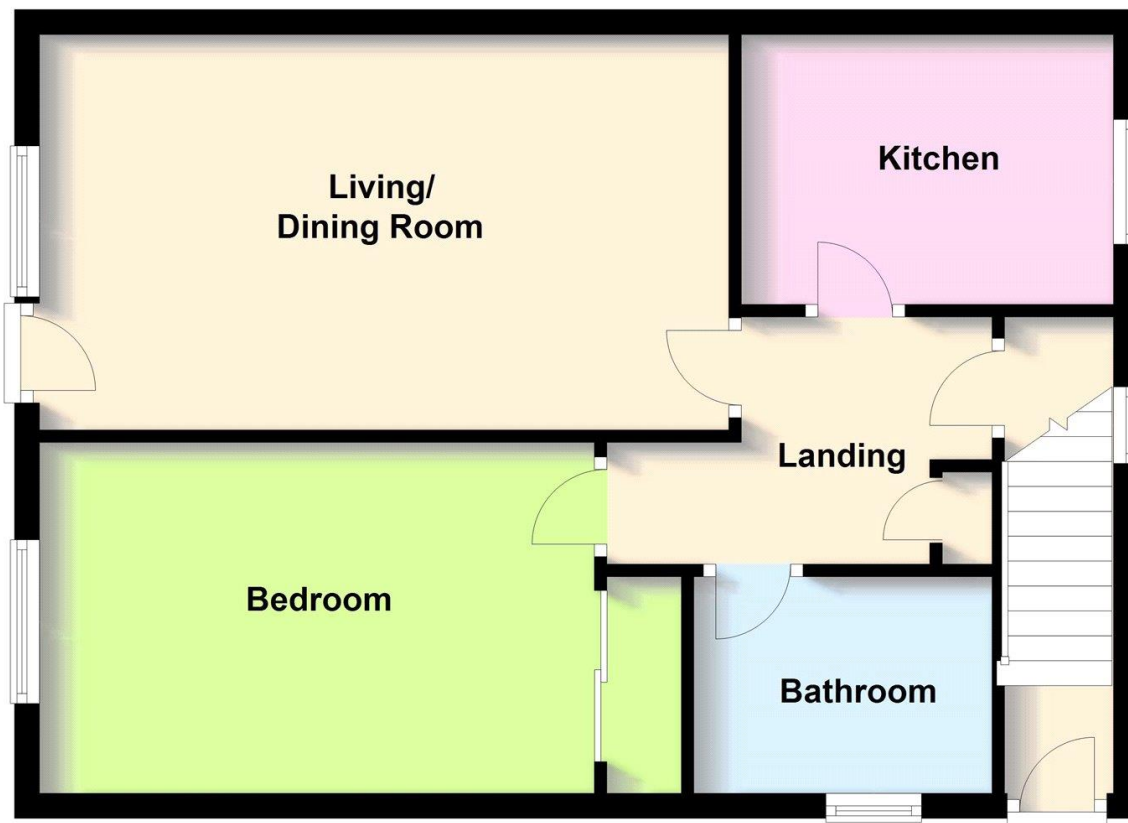
Viewing

Strictly by appointment through Michael Jones & Company.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		71	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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