



12 Crabtree Lodge Crabtree Lane, Lancing, BN15 9NG
£825 Per Calendar Month

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Estate and letting agents



This purpose built Ground Floor Studio Flat is presented in excellent order throughout, having been redecorated and the benefit of newly laid floor coverings. With a long let intended, this flat is ideal for single occupancy and forms part of a well presented development in a quiet location. Internally there is an entrance hall, kitchen with a good range of units, bathroom with white suite and a West facing living room with large double glazed window. Night storage heating serves the flat which is available to rent with immediate occupation (subject to references). EPC E. Council Tax Band A.

- Purpose-built ground floor studio flat
- Recently redecorated throughout
- Newly laid carpet
- West-facing living area with large double glazed window
- Separate kitchen with a good range of fitted units
- Night storage heating
- Quiet location within a well-presented development
- Available immediately
- EPC E | Council Tax Band A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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