



Western Lodge Cokeham Road, Sompting, Lancing, **BN15 0JB**

Offers Over £175,000





A well presented one bedroom second floor apartment with off road residents parking, westerly aspect Juliette balcony with distant downland views and being generously proportioned throughout. Viewing is highly recommended.



Key Features

- Second Floor Flat
- Double Bedroom
- West Facing Living Room
- Juliette Balcony with Distant Downland Views
- Modern Kitchen
- Bathroom
- Residents Parking
- Close to Local Amenities



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

The property is approached by communal door with entry call system and stairs leading to the second floor. The front door gives access into the hallway, with generous storage and doors leading to all rooms. The living room has a westerly aspect with generous window and Juliette balcony with distant downland views, and offers ample space for dining table and chairs. The kitchen benefits from a range of wall and base level units with integrated oven, hob and extractor over and has a space and plumbing for washing machine and freestanding fridge freezer. The bedroom is dual aspect benefitting views towards the downs and space for bedroom furniture. The bathroom is mainly tiled with panel enclosed bath with shower over, a pedestal wash hand basin and low level W.C.

EXTERNAL

There is off road residents parking on a permit basis.

SITUATED

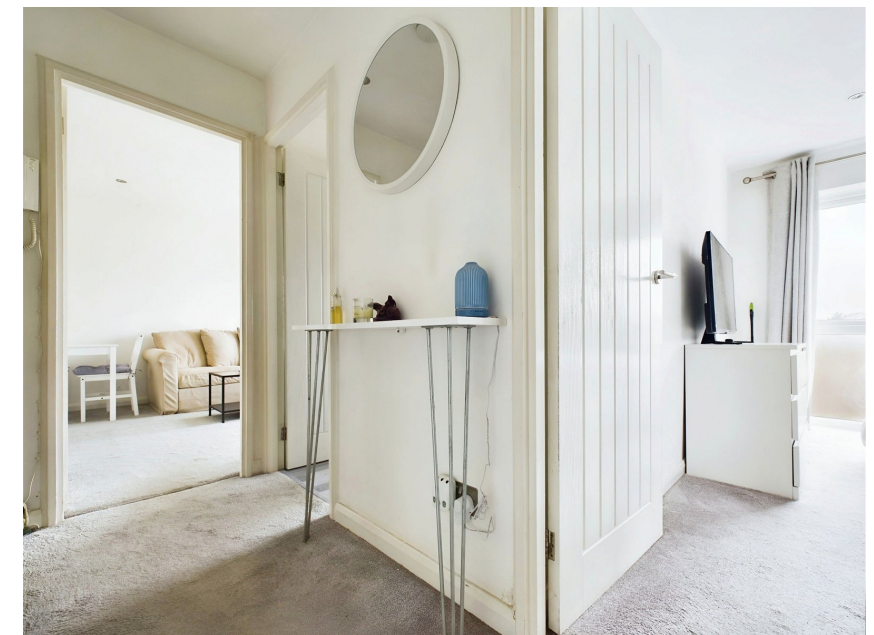
Western Lodge is situated just off of Cokeham Road in the popular Sompting location, within walking distance you have easy access to local amenities which offers a convenience store, a chemist and a doctors surgery. Giving you have easy bus links with bus stops on your doorstep. Lancing Train Station and the beach is within easy reach and the A259 and A27 are close by meaning easy access to Worthing, Brighton or even London.

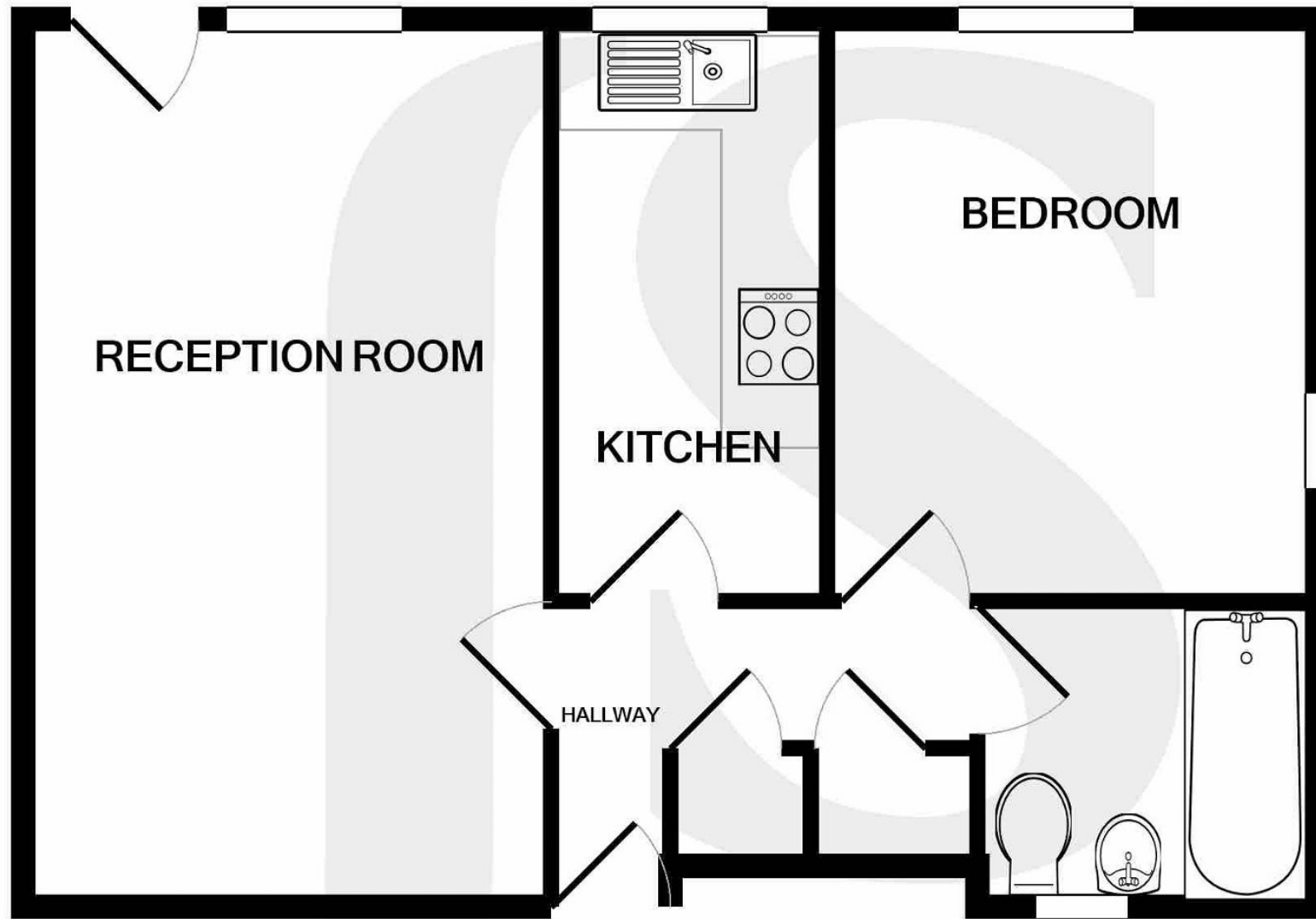
Outgoings

Service Charge - Approx.. £1400 p.a

Lease - 81 Years remaining

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		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Property Details:

Floor area (as quoted by EPC: 44 SQM)

Tenure: Freehold

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.