



Bushby Close, Sompting, Lancing, BN15 9JW

£230,000





A well presented three bedroom flat ground floor flat, with a generous reception room with space for dining table, fitted kitchen and modern shower room and underfloor heating throughout, close to schools and amenities.



Key Features

- Ground Floor Flat
- Three Bedrooms
- Modern Shower Room
- Generous Size Living Room
- Kitchen
- Under Floor Heating
- Close To Local Amenities
- Communal Gardens



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front door of the apartment opens into a spacious hallway with access to all rooms. The living room is well proportioned and offers space to relax and dining table and chairs. The kitchen is fitted with a range of wall and base units with worksurfaces, space for fridge freezer and cooker. The modern shower room benefits from a corner shower cubicle with rainfall and hand held shower heads, a hand wash basin with storage beneath and button flush W.C. There are three bedrooms serving the property with bedroom three currently being used as an office and also has the plumbing for the washing machine.

EXTERNAL

Surrounding the property are well maintained communal gardens with an area for drying clothes, with on street parking for residents.

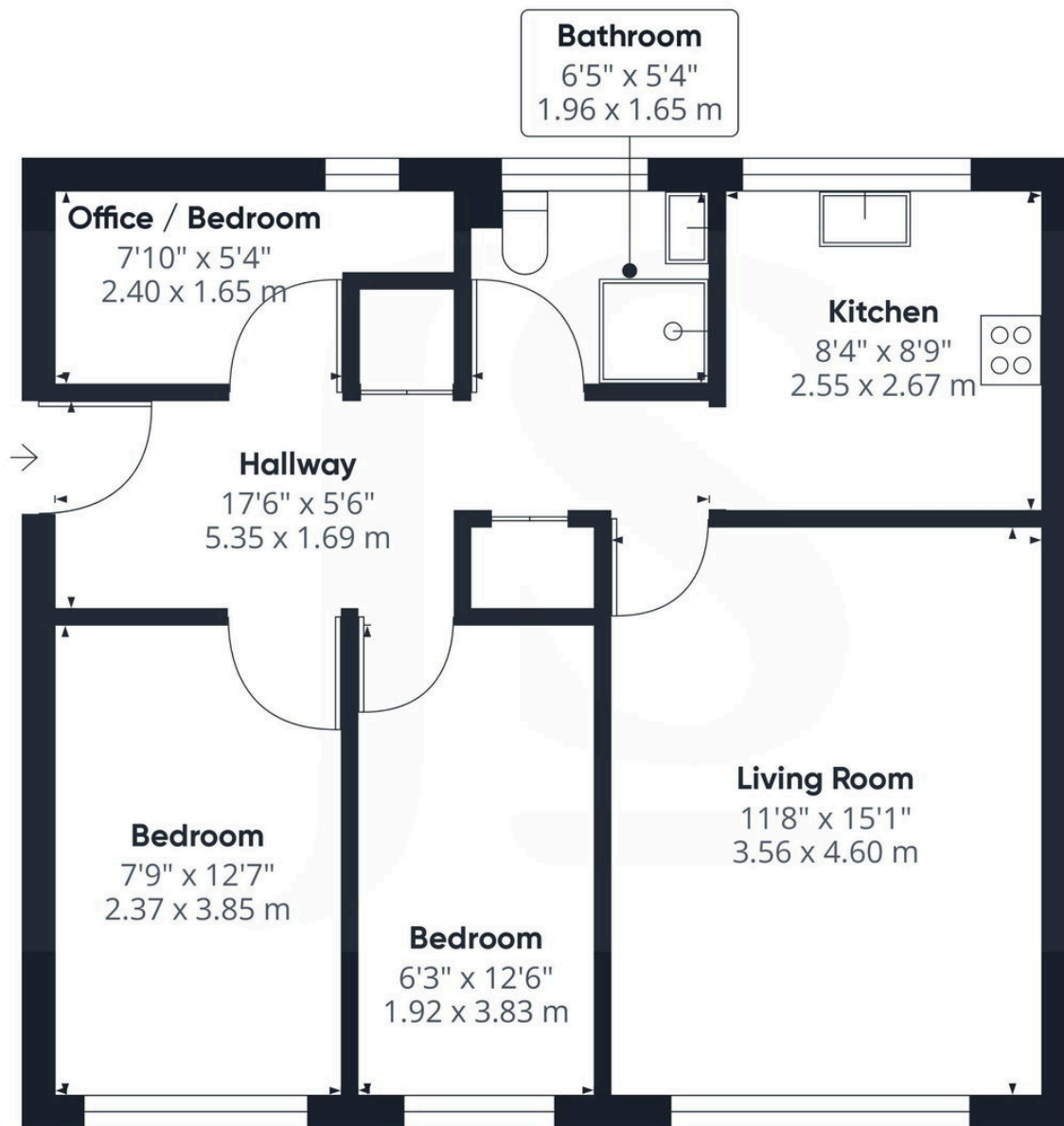
SITUATED

Russells Drive is short walk away from Lancing Village Centre, being approximately 0.25 miles away. with a range of shops, eateries, post office and mainline train station. Lancing Seafront and Beach Green is nearby approximately 0.5 miles from the property.

OUTGOINGS

Maintenance £680 pa
Ground Rent £10 pa
Lease 89 years remaining
Council Tax Band B





Approximate total area⁽¹⁾
 614.01 ft²
 57.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC):

Tenure: Leasehold

Council tax band:

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.