



38 Crabtree Lane | Lancing | West Sussex | BN15 9PQ

Guide Price **£200,000 - £215,000**





A rare opportunity to acquire this one bedroom ground private garden flat being located within immediate proximity to the town centre and train station within walking distance. Being fully modernised and benefitting two sets of patio doors directly into the private garden, viewing is recommended.



Key features:

- One Double Bedroom
- Ground Floor Flat
- Private Garden
- Extended Lease Upon Completion
- Maintenance As And When
- Vaulted Ceiling With Velux
- Modernised Throughout
- Ideal Commuter Location
- Great First Time Buy
- Beautifully Presented

 1 Bedroom

 1 Bathroom

 1 Living Room

INTERNAL

The property is approached via a communal front door shared by one other apartment leading to a communal hallway with private front door into this ground floor apartment. You are welcomed into a generously proportioned and open plan living set up offering flexible living accommodation. Being fully renovated throughout, there is ample space to have a dining room table off of the kitchen space with a further opening down into the sitting room benefitting double doors directly into the garden, perfect for those warm evenings. A door then leads you into the bedroom, which also benefits from having double doors into the garden and a further door leads you into a newly fitted and modern shower room benefitting white suite with low level wc, sink inset vanity unit and walk in shower cubicle. The kitchen provides a range of eye and base level modern fitted grey units with tiled walls and built in oven.

EXTERNAL

The property very uniquely has its own private garden with

feature decked area and steps leading down into a garden in which someone could add their own stamp to make this a wonderful garden to enjoy in the brighter months. There is also a gated entrance to the rear and the garden is fence enclosed.

SITUATED

Situated in the convenient location of Crabtree Lane being just over half a mile from the train station and town centre in the heart of Lancing, so getting to Worthing, Brighton or even London is simple. The A27 is close too, giving you easy access by car to the whole of the south coast.

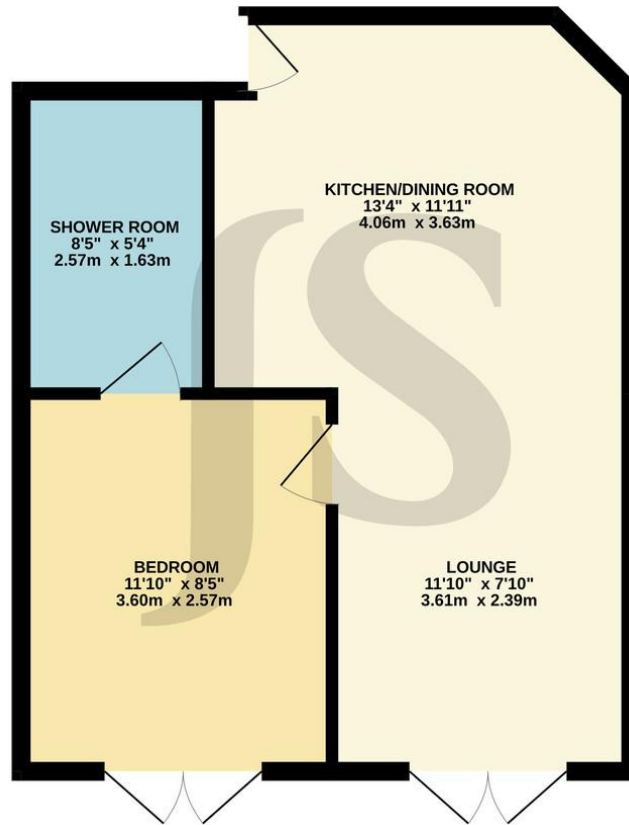
OUTGOINGS

The property would be responsible to pay 20% of any maintenance charges coming up within the building on an as and when basis. There is no monthly charge at this time.

There will also be an brand new lease upon completion.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.

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Property Details:

Floor Area: () – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band