



Sunbeam, 164, South Street, Lancing, BN15 8FA

Offers Over £375,000





A beautifully presented and modern two bedroom ground floor garden flat, in the ever popular Sunbeam development being located within close proximity to the beach. Particular benefits include generous garden, being laid to astro turf with mature shrub borders providing privacy. This property may be offered chain free, for the right buyer.



## Key Features

- Two Double Bedrooms
- Ground Floor Garden Flat
- Generous Low Maintenance Garden
- Open Plan 26ft Lounge/ Kitchen
- Ensuite Shower Room
- Modern Family Bathroom
- Allocated Parking
- Close To Beach
- Walking Distance To Town And Station
- Viewing Recommended



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

This generously proportioned ground floor flat is approached via communal door with video entry intercom system. The front door to the apartment leads into a generous L shaped hallway with doors to all room and double doors to a large cupboard housing electrics and space for washer/ tumble. The lounge/kitchen diner is open plan and benefits from a 26ft space, being dual aspect. The sitting room is a dual aspect room with space for furniture and door leading directly out into the garden. The kitchen benefits a range of eye and base level units with integrated appliances, including fridge freezer, double oven, dishwasher and hob with extractor over.

There are two double bedrooms, both over looking the garden and with built in cupboards. The principle bedroom has a modern fitted ensuite shower room comprising walk in shower cubicle, wc and sink inset unit, wall mounted mirror and heated towel rail. There is a further family bathroom comprising bath with shower over, large wall mounted mirror, wc, sink and towel rail.

### EXTERNAL

A unique and fantastic appeal to this apartment is the generously proportioned garden, benefitting terraced area, artificial lawn and being hedge enclosed to provide privacy. There is also a side gate to the side access.

### SITUATED

The property is conveniently located within walking distance to Lancing Seafront with Beach Green and the ever popular 'Perch' restaurant, and Lancing village centre providing a range of shopping facilities, health centre, library and mainline railway station. The area is served with schools and recreational facilities, whilst buses serve the surrounding districts.

### OUTGOINGS

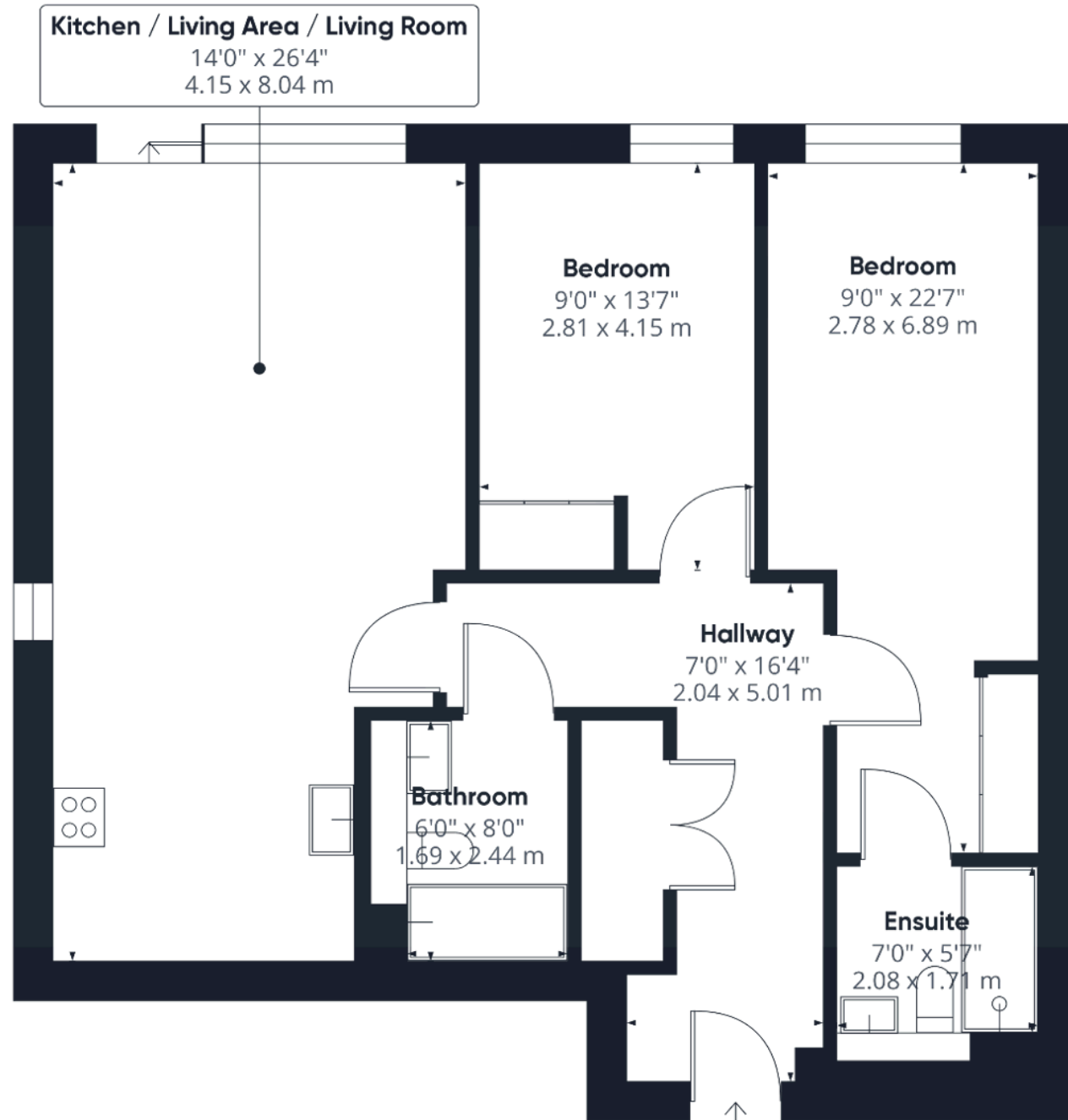
Maintenance - £3000 pa

Gr. Rent - £250pa

Lease - 119 years remaining

Council Tax Band C





Approximate total area<sup>(1)</sup>  
 879.63 ft<sup>2</sup>  
 81.72 m<sup>2</sup>

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

- Floor area (as quoted by EPC):
- Tenure: Freehold
- Council tax band: C

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.