



Heatherlea House 73-79, Crabtree Lane, Lancing, BN15 9NH 0BT  
Offers Over **£170,000**



A beautifully presented first floor apartment presenting one double bedroom, generous sitting room, bathroom and modern fitted kitchen. The property benefits a long lease, unallocated parking and communal garden.



Property details:

## Key Features

- First Floor Flat
- One double bedroom
- Southerly Aspect
- Close to amenities and station
- Parking first come first serve
- Generous proportion throughout
- Over 90 years lease
- Viewing recommended



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The property is approached via a communal front door with entry buzzer intercom system. Stairs lead to the first floor communal landing with private door into the hallway. Doors then lead to the kitchen, bathroom and lounge. The kitchen being southerly aspect providing built in oven and a range of eye and base level units and being a modern fitted bright room. The bathroom comprises white suite with panel enclosed bath, sink and wc. The sitting room also benefiting a southerly aspect is generous in size and has a door leading to the master bedroom.

### EXTERNAL

There is unallocated parking on a first come first served basis. The communal garden is mainly laid to lawn.

### LOCATION

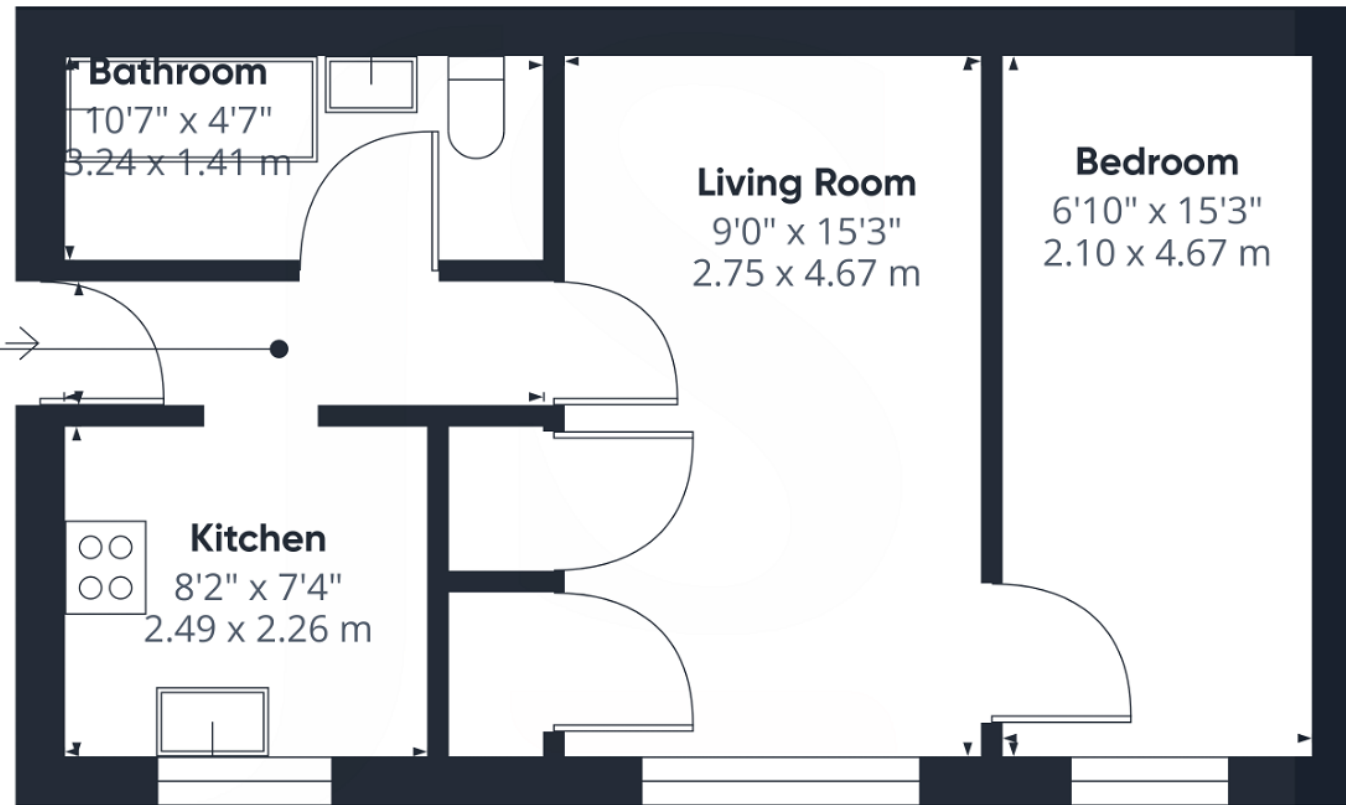
Crabtree Lane is just over half a mile from the train station in the heart of Lancing, so getting to Worthing, Brighton or even London is simple. The A27 is even closer still, giving you easy access by car to the whole of the south coast

### OUTGOINGS

Lease - Remainder of a 99 year lease from 2016.

Ground Rent £150 per year  
Maintenance £1400 per year





Approximate total area<sup>(1)</sup>  
408.71 ft<sup>2</sup>  
37.97 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.

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## Property Details:

Floor area (as quoted by EPC):sqft

Tenure: Leasehold

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.