



Knights Gate | Sompting | BN15 0AP

£435,000

JS
Jacobs | Steel



A newly developed luxury two bedroom penthouse apartment situated in Sompting Village. Benefiting from a long lease, allocated parking space, private roof terrace. Viewing is highly recommended



Key Features

- Exciting New Property
- Penthouse Apartment
- Two Bedrooms
- Private Roof Terrace
- En Suite Shower Room
- Allocated Parking Space & EV Charging Point
- Underfloor Heating Throughout
- Integrated Neff Appliances
- Lift Access To All Floors
- 10 Year ICW Warranty



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

The property is approached via a communal front door with entry phone system giving access into the communal hallway with stairs and lift leading to the second floor, where the apartment can be found. The front door gives access into the hallway with doors to all rooms and storage cupboard. There is a modern fitted kitchen/dining and living area comprising range of eye and base level units, integrated fridge freezer, washer dryer and Neff single oven, induction hob with extractor over and double doors leading out onto the roof terrace. The bathroom benefits from a fully tiled white suite comprising bath with shower over, wash hand basin with vanity unit beneath and wc. Both bedrooms are generously proportioned, bedroom one particularly benefitting from a built in wardrobe, storage cupboard and separate en suite comprising fully tiled shower with rainfall shower head, wash hand basin with vanity unit beneath and wc.

EXTERNAL

The property benefits from one allocated parking space featuring an EV charging point to the front. Double doors lead out onto a private southerly aspect roof terrace and to the rear of the property there is access via steps leading to the raised communal gardens.

SITUATED

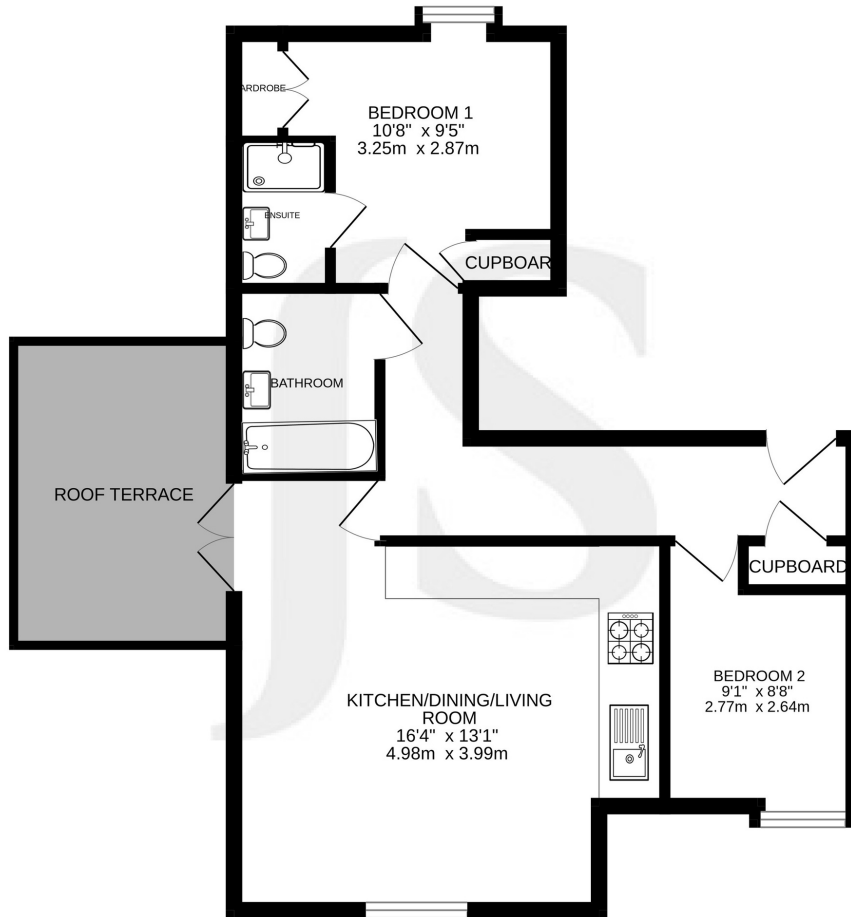
Sompting Village is situated less than 2 miles from Lancing's mainline train station and Lancing Village which also offers all types of amenities. There is a bus route with a frequent service which will take you almost anywhere along the south coast. The school catchment area is Sompting Village Primary and is within walking distance. If you are travelling a bit further then the A27 is close by making commuting to Worthing, Brighton or even London a breeze.

LEASE

998 years remaining

COUNCIL TAX BAND TBC

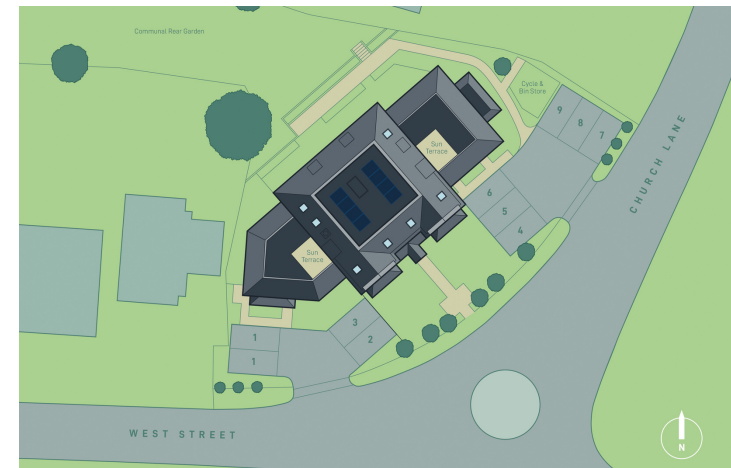




TOTAL FLOOR AREA : 495 sq.ft. (46.0 sq.m.) approx.

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: TBC

Tenure: Leasehold

Council tax band: TBC