



Francome House, Brighton Road, Lancing, BN15 8RP

Offers Over £265,000





A well proportioned ground floor sea view apartment, located across the road from the beach, with two double bedrooms, 19ft living room, modern kitchen and spacious bathroom. The property also benefits from a garage and long lease.



Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- 19ft South Facing Living Room
- Sea Views
- Family Bathroom
- Garage
- Residents & Visitor Parking
- Conservatory
- Off Road Parking
- Chain Free



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Entry into the flat opens into a spacious hallway offering ample storage space with a number of built in cupboards and doors to all rooms. The generous 19ft living room benefits a bright southerly aspect with sea views and plenty of space for lounge and dining furniture. The kitchen has a range of wall and base units and work surfaces, space for cooker, fridge freezer, washing machine and slim line dishwasher.

There are two double bedrooms, the main bedroom benefits from being south facing with views to the sea and built in fitted wardrobes. The family bathroom is fully tiled and has a panel enclosed bath with shower over, vanity unit incorporating a button flush W.C, hand wash basin with storage beneath and additional wall mounted cupboards.

OUTGOINGS

Lease - 149 years remaining
Maintenance - £854 approx. 6months
Ground Rent - Peppercorn
Council Tax Band B

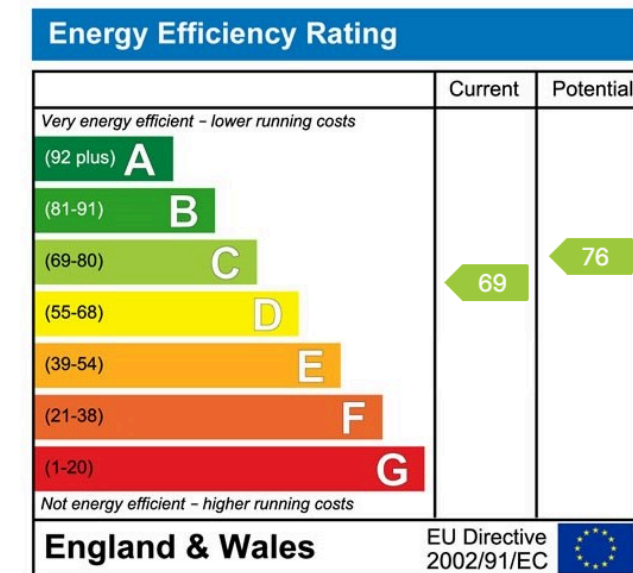
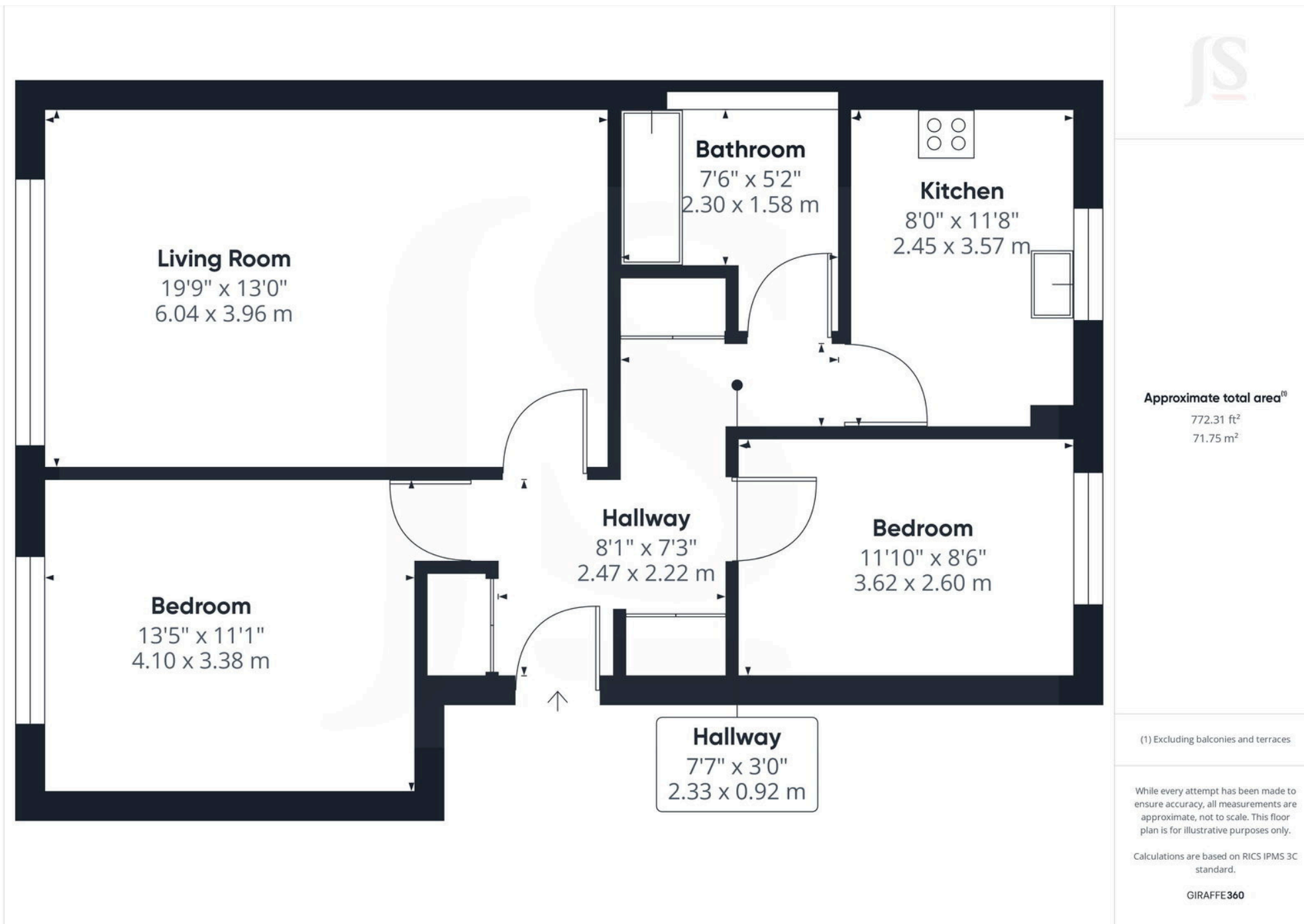
EXTERNAL

The property has storage cupboards in the communal hallway just outside the flat door and a private garage en bloc, there is additional off road residents and visitors parking and well maintained communal gardens surrounding Francome House.

SITUATED

Francome House is situated just off of Brighton Road which offers excellent bus links across the coast. Lancing train station is within a mile offering easy access to Worthing, Brighton or even London. Lancing seafront is just across the road and Beach Green is just a short walk away offering The Perch to enjoy a meal and a drink directly on the beach.





Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: D

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.