

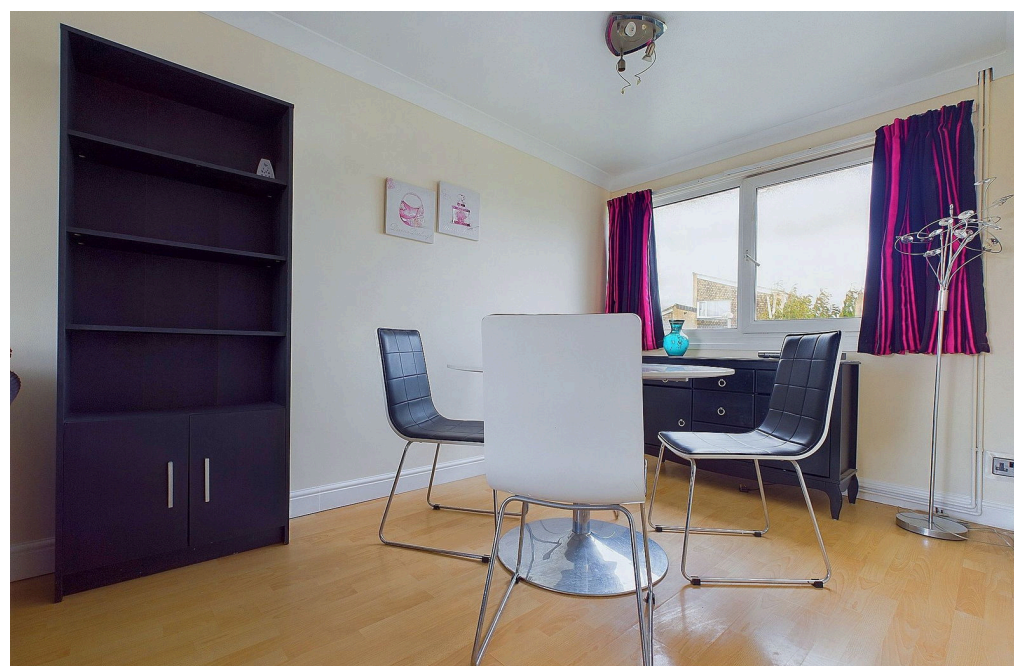


Birch Close, Lancing, BN15 8PX

Offers Over £250,000



A two double bedroom sea view maisonette with its own private entrance split over three floors, with spacious lounge/diner, kitchen and neutral shower room. The property benefits from a garage, long lease and being offered chain free.



Key Features

- Maisonette
- Two Double Bedrooms
- Private Entrance
- Dual Aspect Lounge Diner
- Fitted Kitchen
- Shower Room
- Garage
- Chain Free
- Long Lease
- Close To Beach



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front door opens in the entrance hall with stairs leading to the first floor and second floor landings. On the first floor is a dual aspect living room offering space for lounge and dining furniture, a generous built in storage cupboard and southerly views towards the sea. The kitchen has a range of wall and base units with fitted worksurfaces, ceramic hob with oven beneath and extractor fan above and space and plumbing for washing machine and fridge freezer. On the second floor there are two double bedrooms with the main benefitting from a walk in cupboard and sea views. The shower room has a corner shower cubicle, pedestal hand wash basin and button flush W.C.

OUTGOINGS

Lease - 976 years remaining
Maintenance -
Ground Rent -
Council Tax Band B

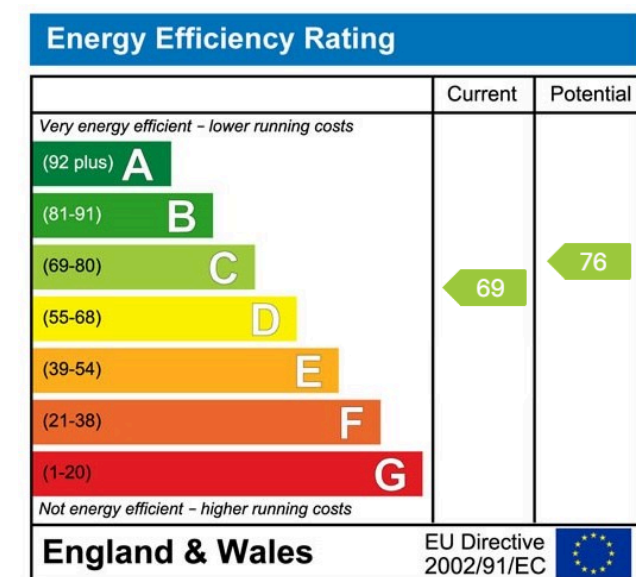
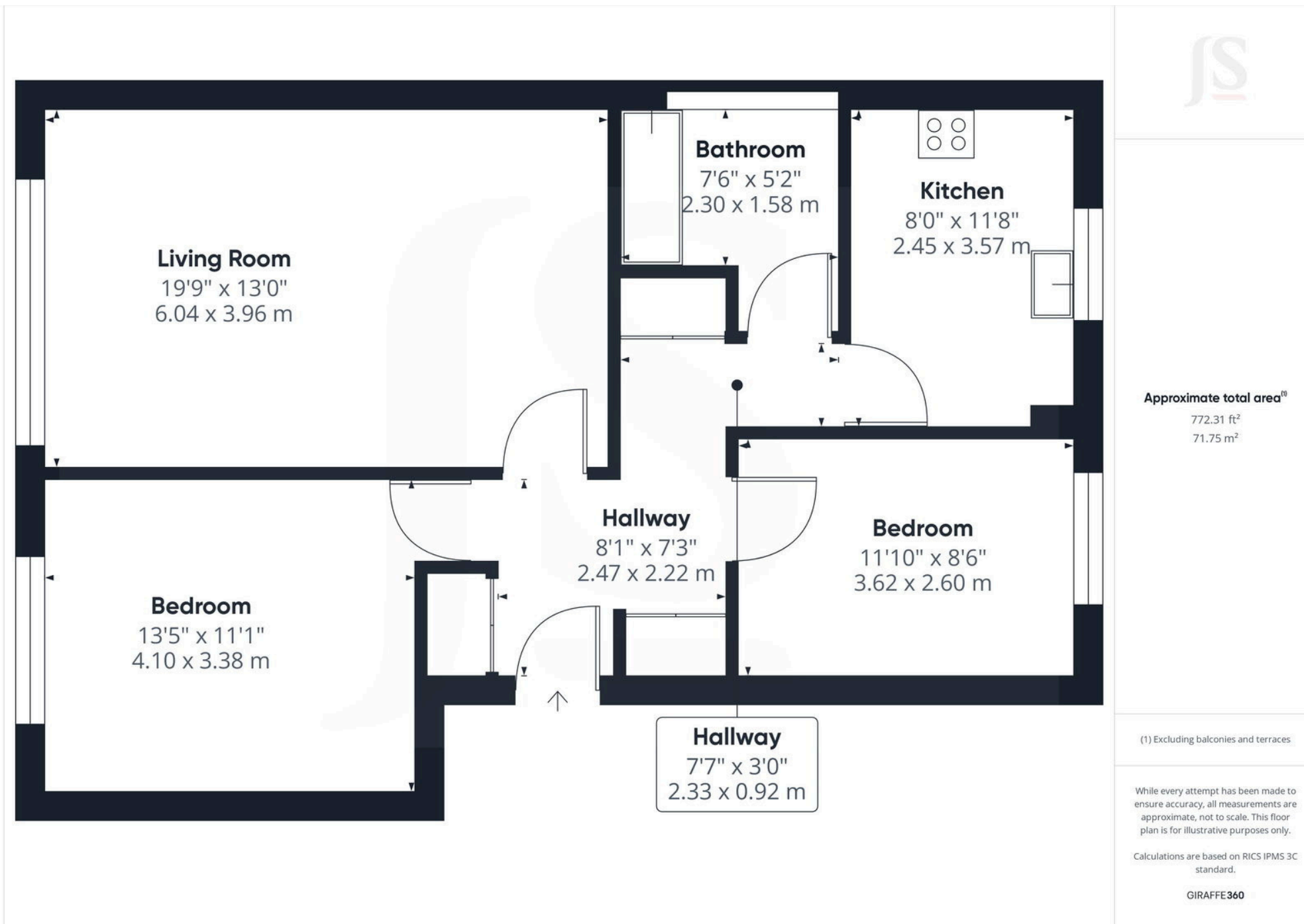
EXTERNAL

The property is surrounded by communal gardens and benefits from a garage in the nearby compound.

SITUATED

Birch Close is located to the south of Lancing town centre, it is within easy walking distance to Lancing town centre with variety of shops and train station. Also at the end of the road and a short walk is the beach and Lancing beach green, with the ever popular The Perch Café close at hand and offers excellent facilities for a nice breakfast or lunch watching the world go by.





Property Details:

Floor area (as quoted by EPC):

Tenure: Leasehold

Council tax band: B

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.