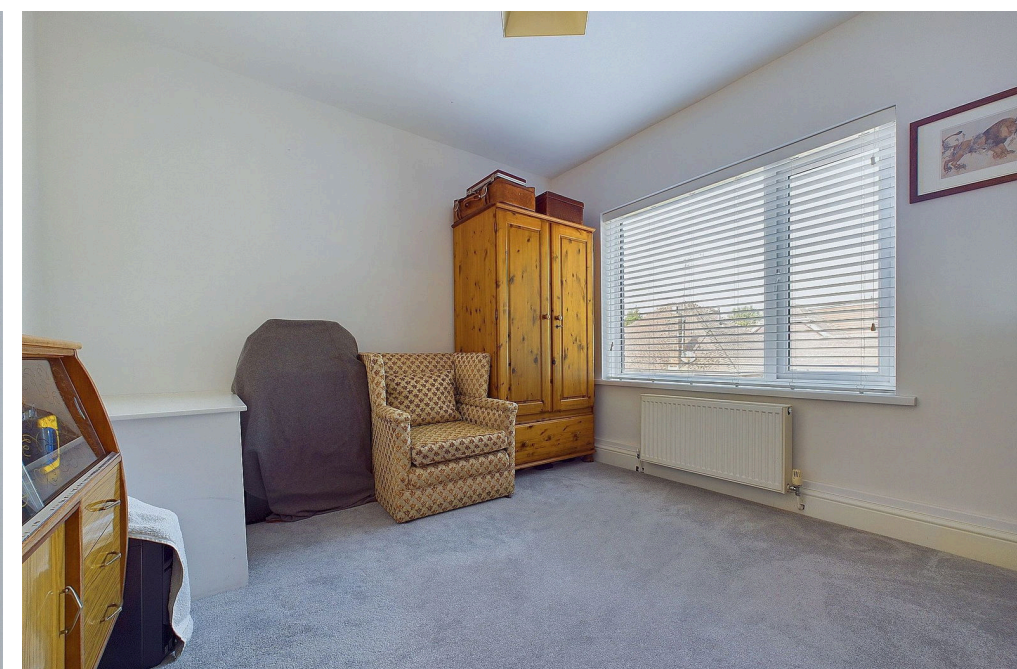
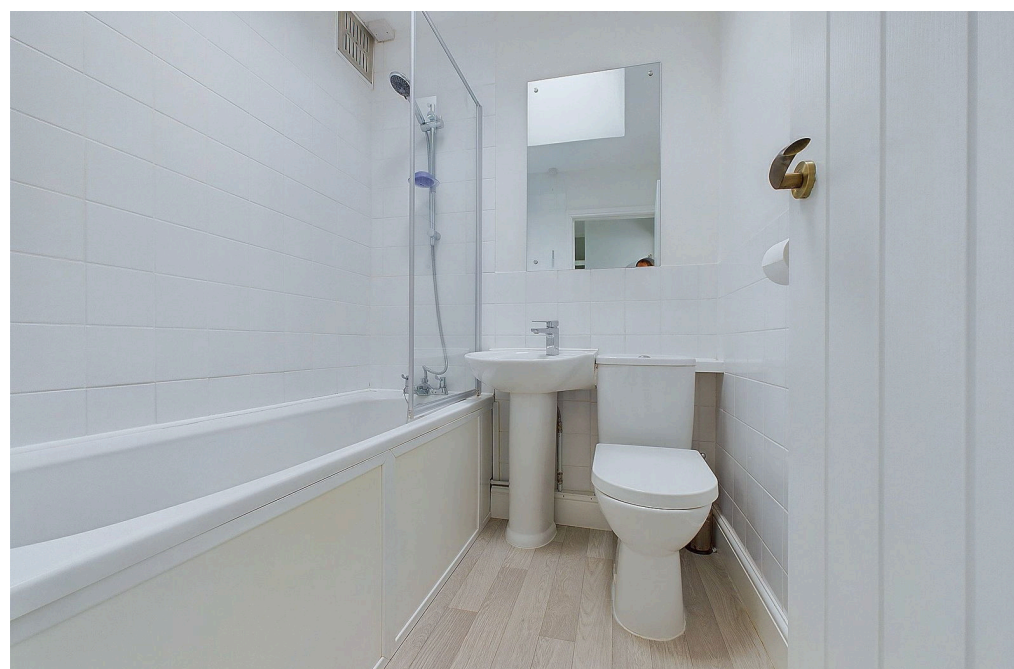




Manor Road, North Lancing, BN15 0HD
Offers in the Region of £250,000



A beautifully presented and generously proportioned two double bedroom maisonette. Particular benefits include garage, long lease, low outgoings, southerly aspect sitting room, modern fitted bathroom and kitchen and also benefitting its own private front door. Being situated in the ever popular North Lancing, close to the downs and shops.



Key Features

- Two Double Bedrooms
- Maisonette With Private Door
- Long Lease
- Low Outgoings
- Garage
- Beautifully Presented Throughout
- Chain Free
- Close To Shops
- Popular North Lancing Location
- Rare Opportunity



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The property is approached via a private front door into a hallway area, suitable for hanging coats and shoes, with stairs leading up to the first floor landing, with doors to all rooms. A southerly aspect sitting room benefitting 16ft and offering generous space for furniture, including a dining table and chairs. The modern fitted kitchen is approximately four years old and benefits a range of eye and base level units with gloss finish and incorporating a range of integrated appliances including oven with electric hob over and extractor. There is also separate integrated fridge and freezer. The bathroom comprises bath with shower over, pedestal wash hand basin and low level wc and sun tunnel in the ceiling for natural light. There two double bedrooms with ample space for wardrobes and furnishings.

OUTGOINGS

Lease Remaining: 975 years remaining

Maintenance: As and When

Ground Rent: £50 per year

Split cost of building insurance - £95.82 per year

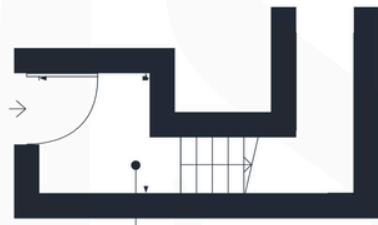
EXTERNAL

The property benefits from a gated entrance with hardstanding area and private door to the flat. The other door leads into the accountancy and is rarely used. There is a single garage with up and over door. There is also unofficial off road parking to the rear, in front of the garage/ gate.

SITUATED

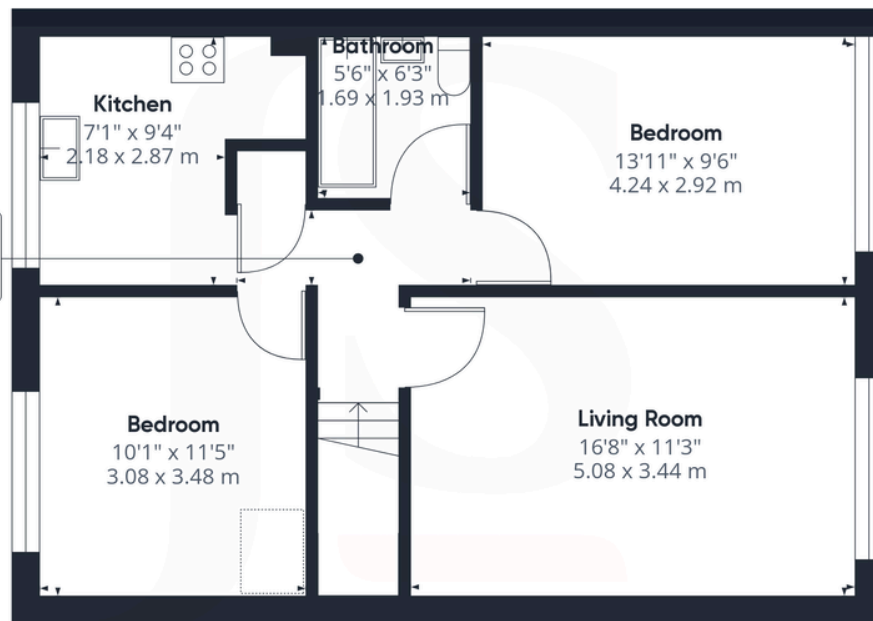
Manor Road is located in the ever popular North Lancing and being walking distance to the South Downs National Park. The A27 within close proximity and easy reach giving you access along the whole of the South Coast and north towards Gatwick Airport and London.





Hallway
5'0" x 5'5"
1.54 x 1.67 m

Floor 0



Hallway
8'7" x 2'10"
2.63 x 0.88 m

Kitchen
7'1" x 9'4"
2.18 x 2.87 m

Bathroom
5'6" x 6'3"
1.69 x 1.93 m

Bedroom
13'11" x 9'6"
4.24 x 2.92 m

Bedroom
10'1" x 11'5"
3.08 x 3.48 m

Living Room
16'8" x 11'3"
5.08 x 3.44 m

Floor 1

Approximate total area⁽¹⁾
655.09 ft²
60.86 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.