



19 The Haven | Lancing | West Sussex | BN15 8EU
Offers In Excess Of **£200,000**



A one double bedroom direct sea view apartment overlooking Lancing Beach and being walking distance to the Perch Restaurant, Lancing Village centre and mainline train station. Viewing comes highly recommended.



Key features:

- One Bedroom Apartment
- Leasehold
- Long Lease
- Direct Sea Views
- South Facing Rooms
- Opportunity To Add Own Stamp
- Walking Distance To Lancing Village
- Viewing Recommended
- Enclosed Balcony

 1 Bedrooms

 1 Bathroom

 1 Reception Room

INTERNAL

The apartment is entered via a communal front door leading to the communal hallway with stairs up to the first floor. A private front door leads you into the apartment in which the current vendor has created an open plan and spacious room with a direct sea view, as soon as you walk into the apartment and generous bright proportions. From removing the wall, this means this room is now 22ft in length to the wall with a window offering beautiful panoramic view. This room opens up into the kitchen area which is suitable for appliances and is the perfect opportunity to add your own stamp. Sliding doors then lead you into a covered area balcony with glass windows and views to the sea. This room is currently in the process of being re-plastered. To the rear of the apartment is the double bedroom with distant downland views and just next door is the bathroom. The vendor very recently rewired the property and only very minor cosmetic changes would very quickly turn this into a luxurious seafront apartment.

EXTERNAL

The property benefits off road parking to the front on a first come first served basis. Surrounding the apartment are beautifully maintained gardens and access from the rear directly on to Lancing Beach front.

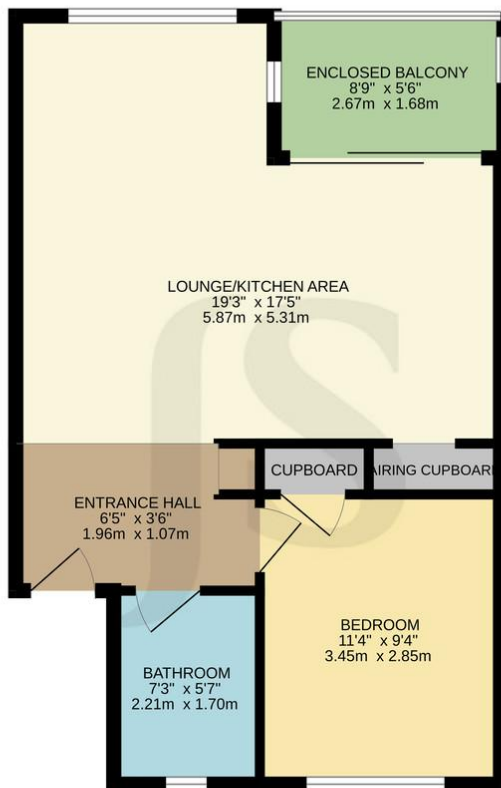
SITUATED

The Haven is just set back from Lancing Beach, a stones throw away from Beach Green on the coastal road between Worthing and Shoreham-By-Sea. The train station is just over half a mile away and can whisk you to the centre of Worthing, Brighton or even London. The A27 is just under a mile and a half away giving you easy access to the whole of the South Coast, Gatwick and even Heathrow Airport.

COUNCIL TAX BAND - B



GROUND FLOOR



PLAN IS FOR LAYOUT GUIDANCE ONLY

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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Property Details:

Floor Area: () – Floor area is quoted from the 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.