



6 St. Wilfreds House | Lancing | West Sussex | BN15 9JP

Offers In Excess Of **£175,000**





A deceptively spacious apartment benefitting a long lease, larger than most south facing communal garden and dual aspect lounge. Located within minutes from local amenities and Lancing station. Being offered to the market chain free. Viewing comes highly recommended.



Key features:

- Top Floor Apartment With Views
- One Double Bedroom
- Modern Fitted Kitchen
- Large South Facing Shared Garden
- Close To Lancing Train Station
- Fully Fitted Bathroom
- Potential Second Bedroom
- Plenty Of Storage
- Access To Loft
- Chain free

 1 Bedrooms

 1 Bathrooms

 1 Living Room

INTERNAL The property is approached via communal doors with a buzzer entry system. Stairs lead you up to the second floor where the apartment front door is found. Through the front door and into the hallway having doors leading to the principal rooms. Being generous in size and benefits from a large storage cupboard and heater and also provides access to the loft. The bright dual aspect southerly and westerly living room is spacious in size and has views across the garden and beyond. Creating a homely feel is a feature electric fire with wooden mantel surround. The bright and airy facing kitchen has a built in oven hob with extractor fan also benefitting ample space for storage and freestanding washing machine and dishwasher. A double bedroom is of good size and has built in wardrobes. Additionally there is a second room currently used as an office which could also be used as a cot room. There is potential (subject to necessary permissions) to knock the large storage cupboard through and create a larger second bedroom. The bathroom hosts a bath with overhead shower, toilet, wall mounted sink and towel rail.

EXTERNAL A larger than usual communal garden is mainly laid to lawn with mature trees. The garden being south facing, also has a patioed area.

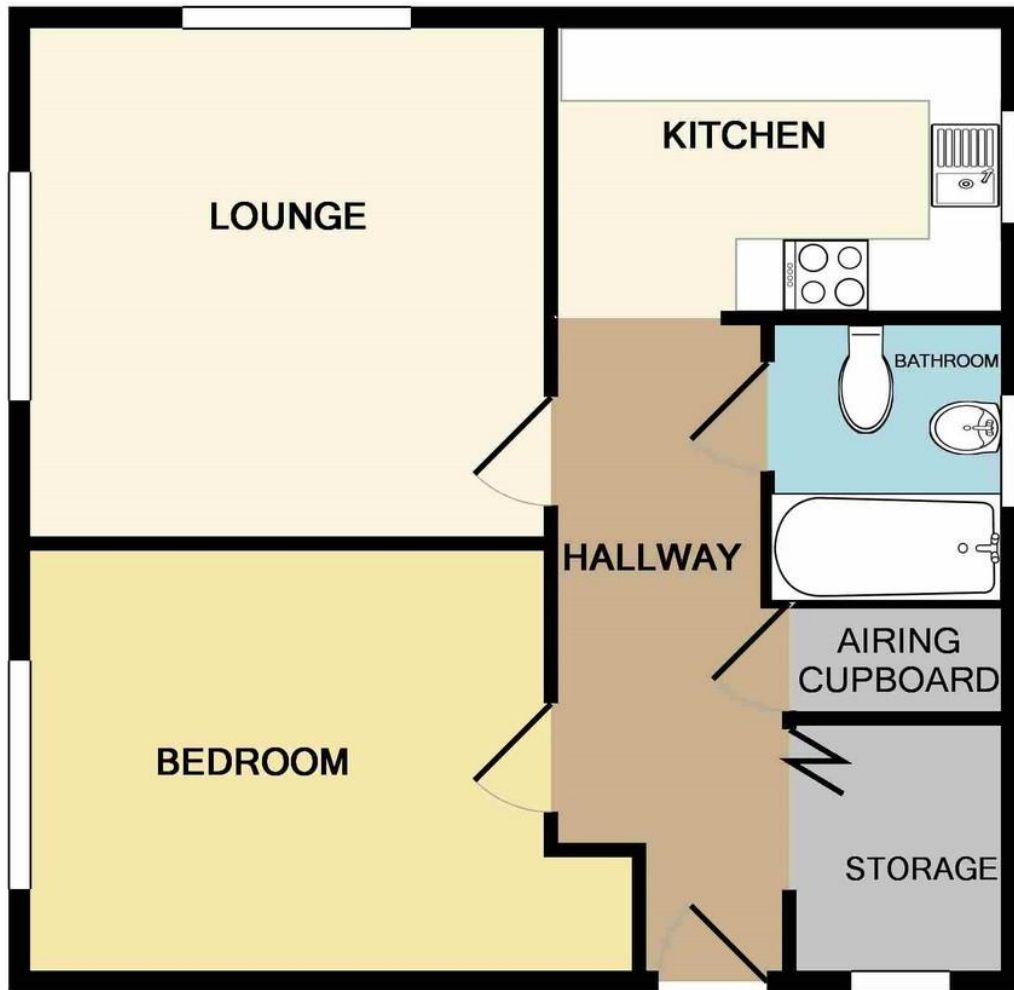
SITUATED The property located on Tower Road is a short walk from the centre of Lancing; the train station that can conveniently take you to Worthing, Brighton or even London. The seaside is within easy reach too. The A27 is also close at hand giving you access by car to the whole of the South Coast and Gatwick airport.

OUTGOINGS/LEASE Service Charge: Approximately £457 per annum

Ground Rent: £10 per annum

Lease: Approximately 94 years





Property Details:

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

Tenure: Leasehold

Council Tax: Band A

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.