



Sompting Road | Lancing | West Sussex | BN15 9LB

Offers In Excess Of **£185,000**





A deceptively spacious and very well presented one double bedroom modern fitted apartment benefitting unallocated parking, large southerly aspect communal garden, 15ft living room and being offered to the market chain free. Viewing comes highly recommended.



## Key features:

- One Double Bedroom Apartment
- Juliette Balcony
- Modern Fitted Bathroom
- 15 Foot Sitting Room
- Juliette Balcony
- Unallocated Residents Parking
- Communal Gardens
- Chain Free
- Long lease of 174 years

 1 Bedrooms

 1 Bathrooms

 1 Living Room

**INTERNAL** The property is approached via communal front door and stairs leading to a private entrance, with only four apartments within the block. Upon entry to this newly renovated first floor apartment, you are pleasantly greeted by an open hall way where there is also a wall mounted entry phone system for visitors. The property benefits from a bright and airy lounge which is a generous 15ft in length and hosts large windows with Juliette balcony with distant downland views. The kitchen is to your left as you enter the property and directly next door to the lounge and comprises ample storage, alongside an integrated fridge freezer and space for a freestanding dishwasher and integrated oven with overhead extractor hood. Located in the hall is a sizeable storage cupboard which is used as a utility cupboard and has space and plumbing for the washing machine. The family bathroom is a great size which has been designed with a modern feel and hosts a bathtub with overhead shower, WC and hand wash basin. Just next door is the double bedroom, this room is a fantastic size with plenty of floor space for any additional furniture with distant downland views.

**EXTERNAL** This apartment benefits from unallocated off road parking for residents which is located at the rear of the building. Also located at the rear of the property are generously sized, well maintained communal gardens.

**LOCATION** The property is very conveniently situated within walking distance to bus routes, the train station, the beach and lancing town. The A27 is a short drive away providing access into Worthing, Brighton or London.

**OUTGOINGS** Leasehold

Lease: New long lease of 174 years

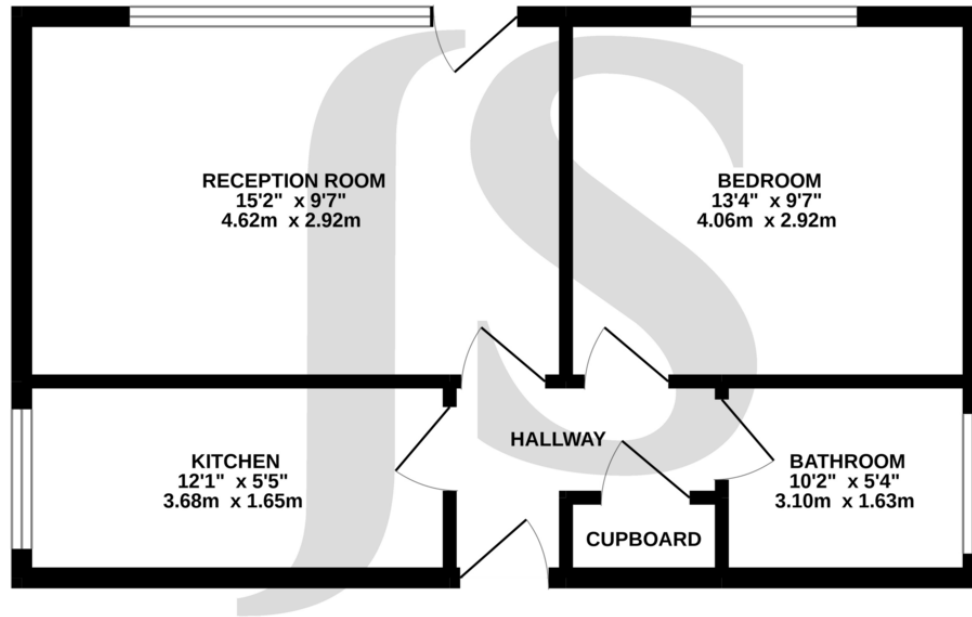
Maintenance: Approximately £1200 per annum

Ground Rent: £175 per annum

**COUNCIL TAX** Band A



# FIRST FLOOR



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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74

## 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.