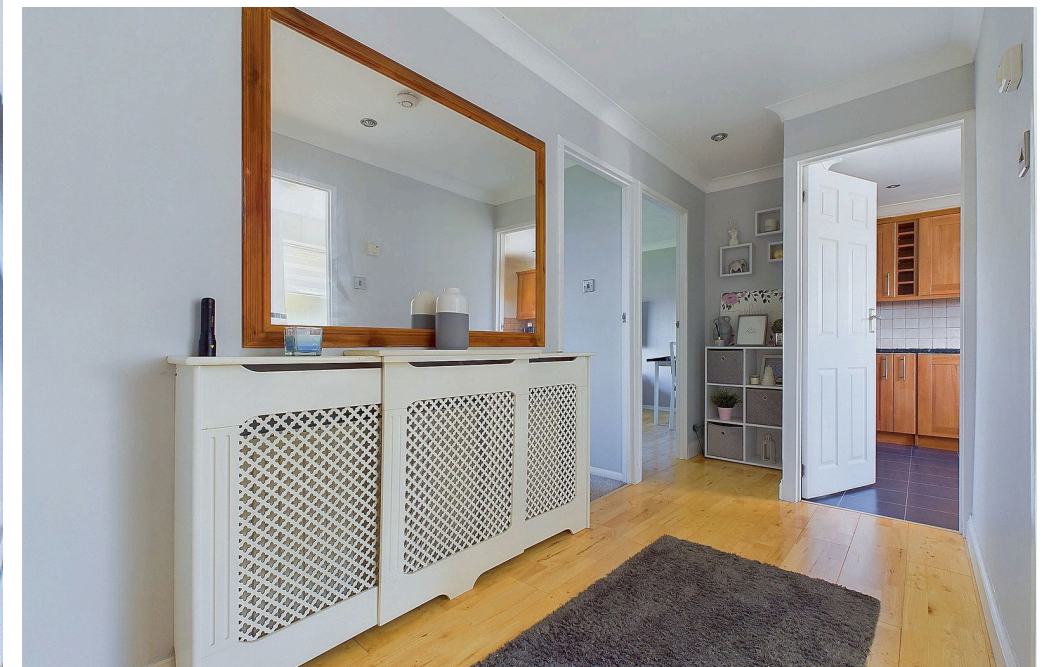




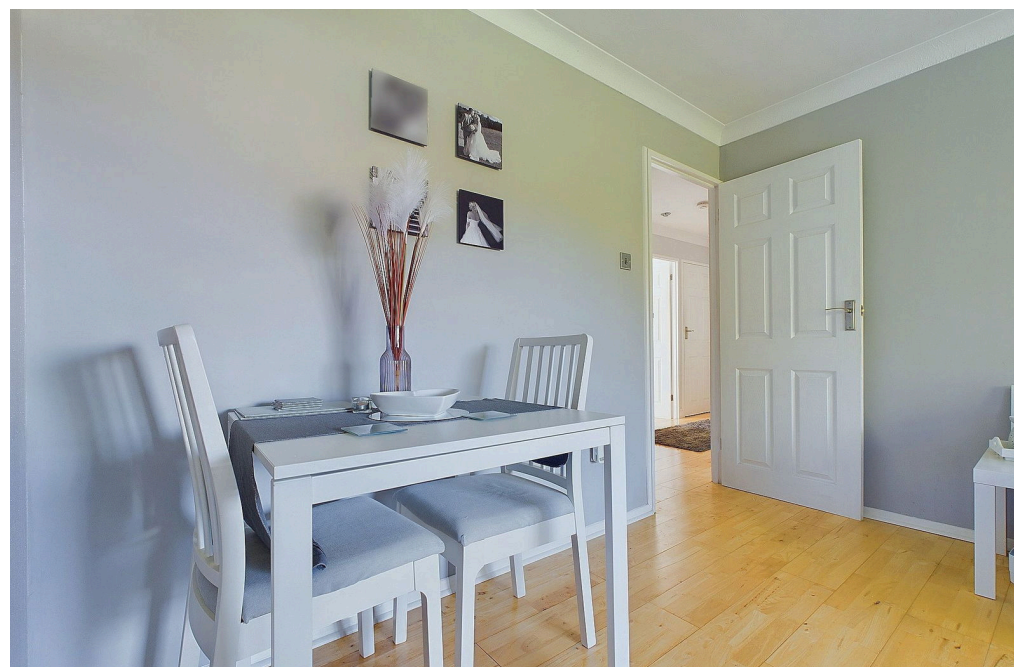
Crabtree Lodge, Crabtree Lane, Lancing, BN15 9NG

Guide Price £200,000





A well presented and spacious first floor purpose built flat with west facing lounge and one double bedroom. The property also benefits from having a long lease, residents parking and well maintained communal gardens.



## Key Features

- Purpose Built Flat
- First Floor
- West Facing Lounge
- Double Bedroom
- Bathroom
- Modern Kitchen
- Long Lease
- Communal Gardens
- Residents Parking
- Electric Heating



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Entry via a communal entrance with stairs leading to the first floor. The front door opens into a good size entrance hall with doors leading to all rooms and access to a spacious storage cupboard. The lounge is west facing and overlooks the communal gardens. The generous size kitchen has a range of wall and base units with fitted work surfaces, inset ceramic hob with extractor fan above and oven beneath, one and a half bowl sink and drainer with mixer tap space and plumbing for washing machine and fridge freezer. The bathroom has a white suite comprising panel enclosed bath with shower over and folding shower screen, button flush W.C and pedestal hand wash basin. The well proportioned double bedroom has a westerly aspect looking over the gardens.

### OUTGOINGS

Lease - 174 years remaining  
Maintenance - £1400 per approx.  
Ground Rent - Peppercorn  
Council Tax Band A

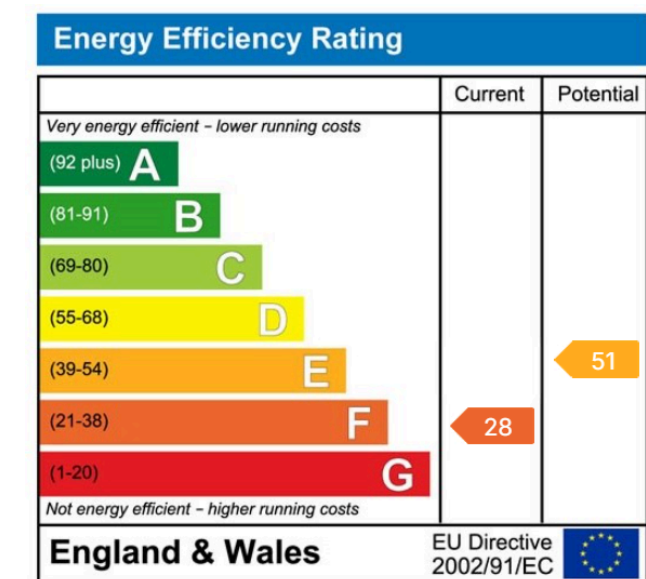
### EXTERNAL

Surrounding the property there are well maintained communal gardens and non allocated off road residents permit parking.

### SITUATED

Conveniently located with local amenities near by on Crabtree Lane and North Road, Lancing train station is just over half a mile away and Lancing seafront and Beach Green where the popular Perch Café can be found is approximately one and half miles away.





## Property Details:

Floor area (as quoted by 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.