



Courtfields, Elm Grove, Lancing, BN15 8PA

£150,000





A well presented one bedroom first floor retirement property situated in the ever popular 'Courtfields' being offered with no onward chain. With south facing lounge, and modern fitted kitchen and shower room Viewing recommended.



Key Features

- Retirement Flat
- One Bedroom
- South Facing Lounge
- Modern Kitchen
- Modern Shower Room
- First Floor
- Communal Gardens
- Residents Parking
- Close to Amenities
- Chain Free



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

Entry on the ground floor leads you to a staircase taking you to the first floor. The flat enters into a hallway with generous storage cupboards and doors to all rooms. The lounge is south facing, being generous in size and having a view over the communal courtyard gardens. The kitchen has a range of matching wall and base level units, sink and drainer with mixer tap, integrated oven, hob and extractor, undercounter fridge and freezer. There is a double bedroom that looks out onto the rear communal garden. The modern shower room is fitted with walk in shower cubicle, hand wash basin with storage cupboard beneath and button flush W.C.

OUTGOINGS

We have been advised
Lease - 81 years remaining
Maintenance - £1538.16 pa -
Ground Rent - £24 pa
Council Tax A

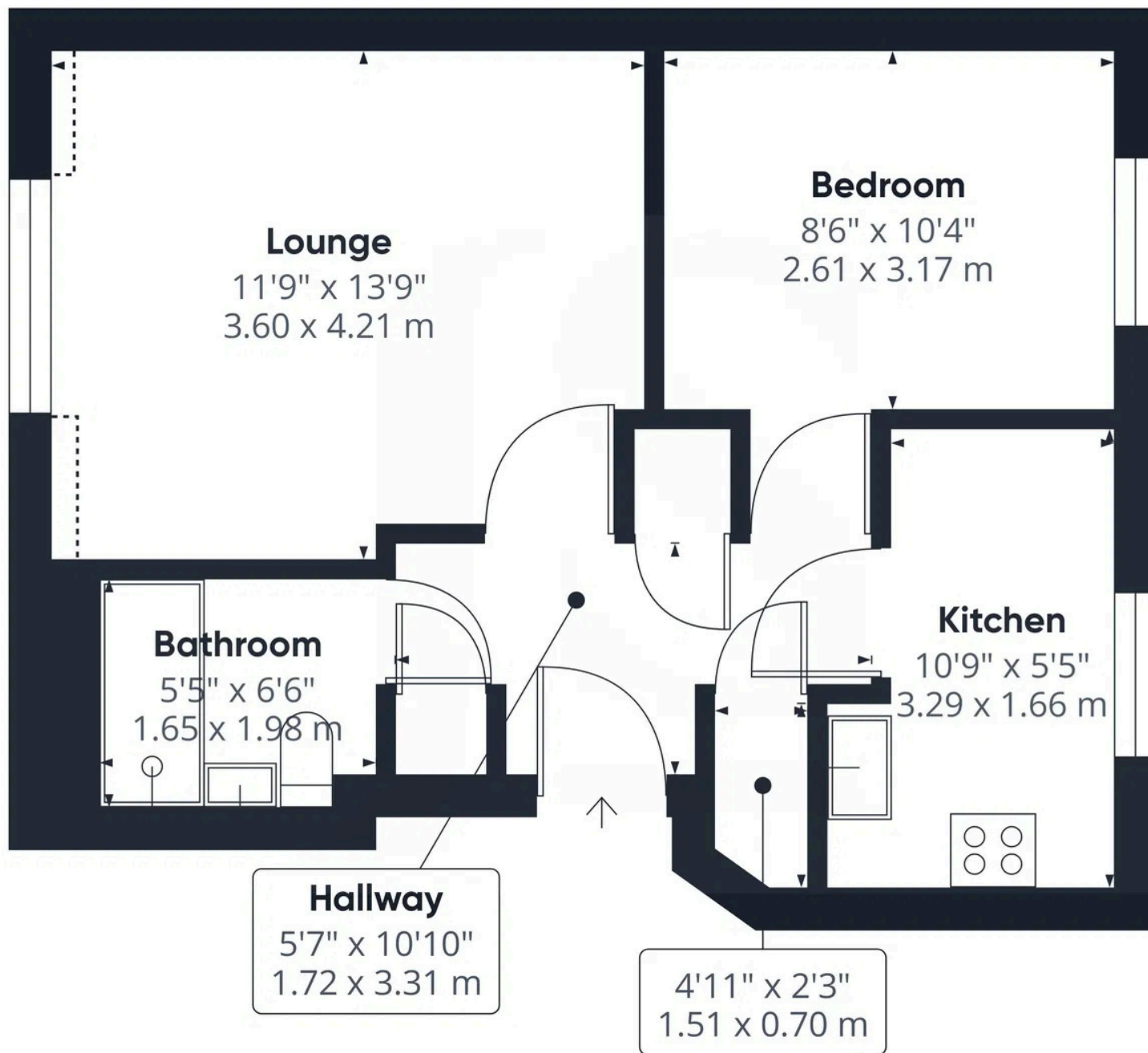
EXTERNAL

There is residents off road parking, with well maintained courtyard and lawned communal gardens with seating. There is an onsite laundry, communal lounge, guest suite and manager facility.

SITUATED

In Elm Grove, local amenities can be found near by on South Street and North Road, Lancing Train Station is approx. 0.3 miles way with Lancing Beach within 0.5 of a mile.





Approximate total area⁽¹⁾

423.55 ft²
39.35 m²

Reduced headroom

3.21 ft²
0.3 m²

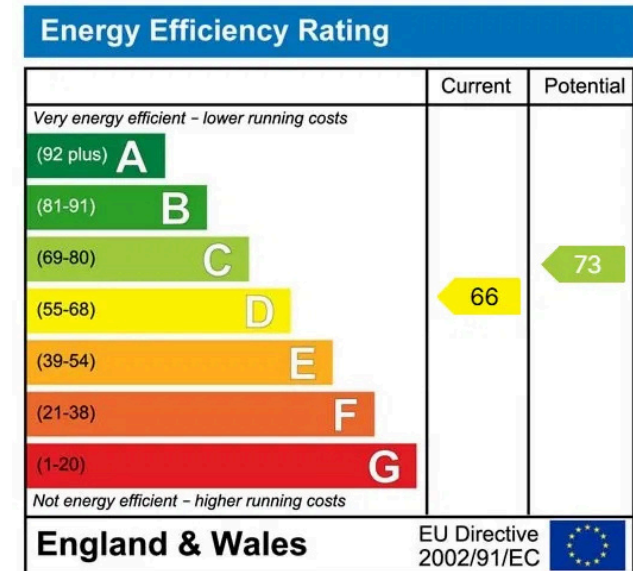
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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



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.