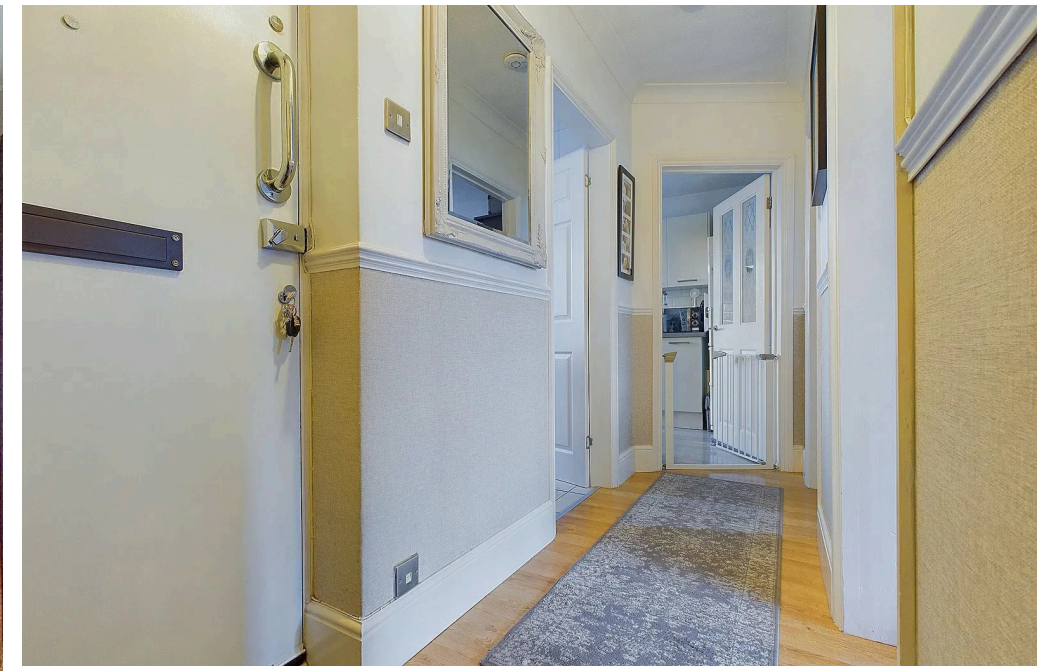


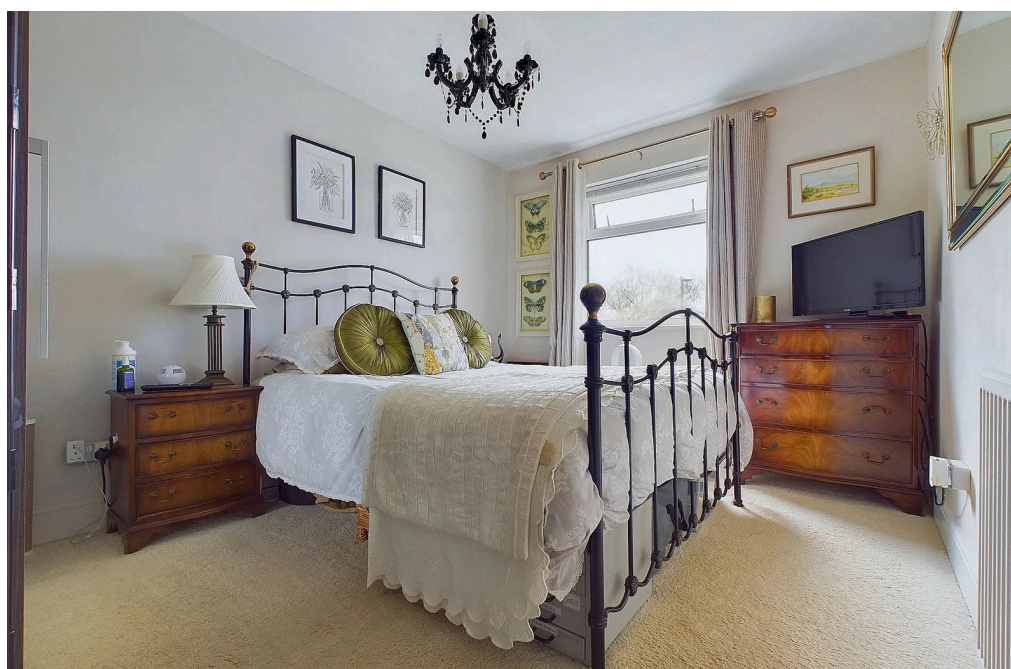


Southon View, Western Road, Lancing, BN15 8RT

Offers Over £190,000



A very well presented one bedroom top floor flat with views over Brooklands Nature Park and Lake. Particular benefits include modern kitchen and bathroom, sunny west facing lounge and balcony. The property also benefits from a garage and is in close proximity the beach/ lancing shops and amenities.



Key Features

- Top Floor Flat With Views
- One Double Bedroom
- West Facing Lounge
- West Facing Balcony
- Modern Kitchen And Bathroom
- Garage
- Close To Amenities
- Residents Parking
- Close to Seafront



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

Entry via communal entrance with stairs leading to all floors. The front door opens to the entrance hall with storage cupboard and access to all rooms. The lounge benefits from being west facing with views across to Brooklands Park and Lake and has floor to ceiling windows and a door to the balcony. The kitchen has a range of matching wall and base units with fitted worktops, gas hob with extractor fan above and oven beneath, and space and plumbing for washing machine and fridge freezer. The double bedroom also has a westerly aspect with views to Brooklands Park. There is a modern bathroom, with a roll top bath with mixer tap and hand held shower attachment, button flush W.C and pedestal hand wash basin.

OUTGOINGS

Lease - Currently 79 - Vendor will be extending lease on completion - to add approximately 90 years

Maintenance - £1750 pa - approx.

Ground Rent -

Council Tax Band A

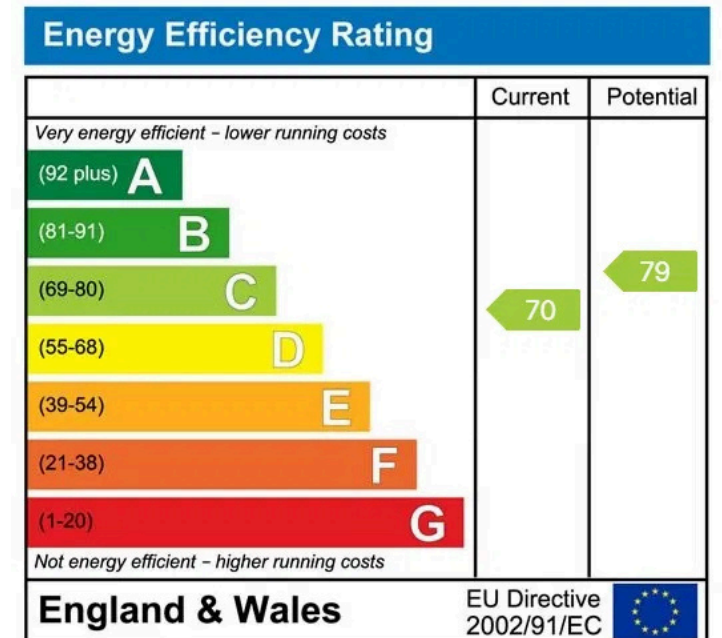
EXTERNAL

The property is surrounded by communal gardens with non allocated residents parking and a private garage.

SITUATED

Located on Western Road, the property is opposite the popular Brooklands Park and Lake with café, play area and walks. The beachfront is close by and easily accessible within 200 yards. Bus stops can be found on Western Road and Brighton Road and Lancing train station is approximately 1 mile away with local amenities on South Street and North Road.





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.