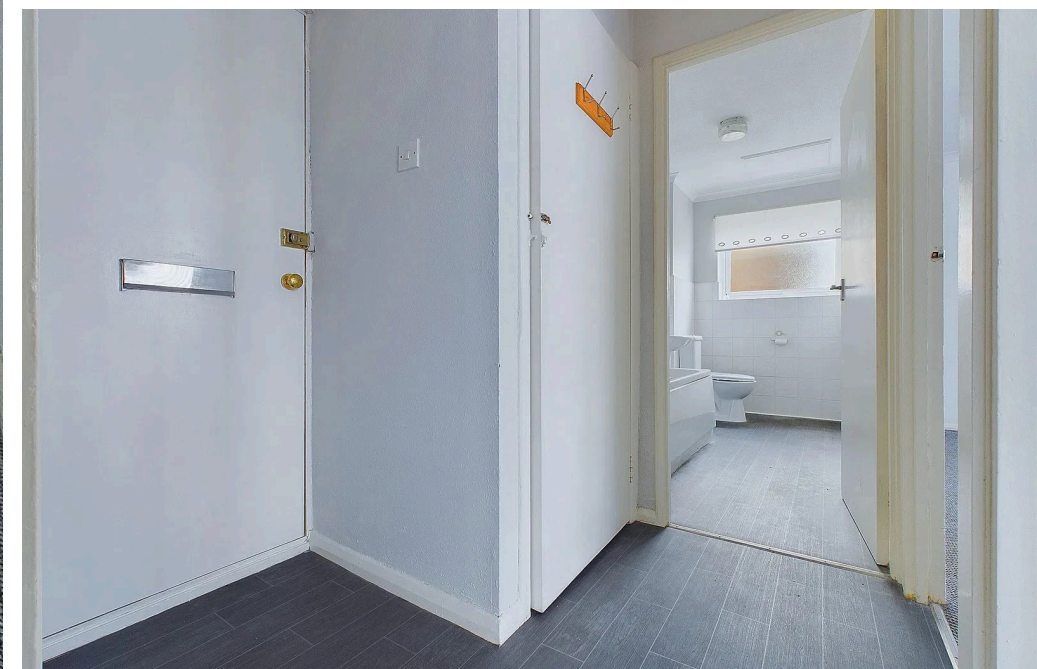




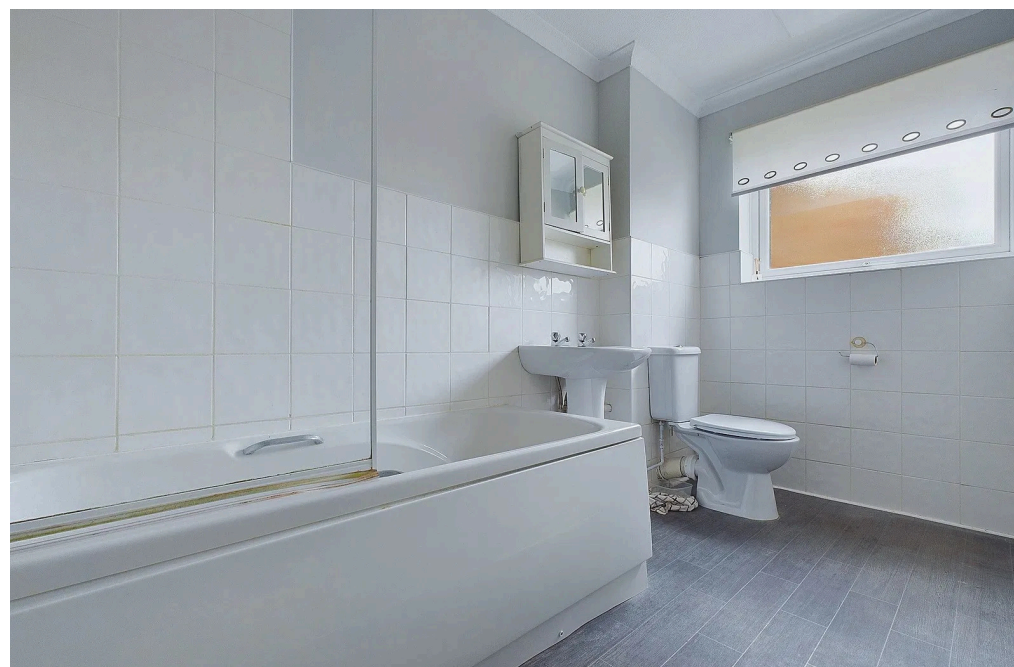
Sompting Lodge, Sompting Road, Lancing, BN15 9LB

Offers Over £140,000





A larger than average one bedroom modern apartment being offered to the market chain free. Particular benefits include an extended lease upon completion, fantastic location close to shops/station and being the perfect first time buy/ investment property.





## Key Features

- One Double Bedroom Apartment
- 15ft1 Lounge
- Juliet Balcony
- Unallocated Parking
- Communal Gardens
- Extended Lease Upon Completion
- Chain Free
- Perfect First Time Buy/ Investment
- Generous Proportions
- Well Presented



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Charming First-Floor One-Bedroom Apartment – Chain Free!

Step into this generously proportioned, larger-than-average one-bedroom apartment that perfectly combines modern living with comfort and convenience. Nestled on the first floor, this delightful home is being offered to the market chain-free, making it an ideal choice for both first-time buyers and savvy investors having been previously rented out.

As you enter, you are welcomed by a spacious 15ft living room with direct access to a charming Juliet balcony, this inviting space is perfect for relaxing evenings or entertaining friends. The layout seamlessly connects the living area to the kitchen, creating an effortless flow throughout. The well-appointed kitchen boasts a range of eye-level and base units, providing ample storage for all your culinary needs. There's plenty of space for a cooker and additional appliances. Retreat to the tranquil double bedroom, which offers generous space for furniture arrangements—perfect for creating your personal sanctuary or home office setup. The modern bathroom suite features a sleek design with a bath complete with shower over, a pedestal wash hand basin, and WC, all designed with both functionality and aesthetics in mind.

### OUTGOINGS

The property will benefit from an extended lease upon completion. 99 years minimum will be added to the current term.

Service charge:

Ground Rent:

Council Tax Band: A

### 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.

### SITUATED

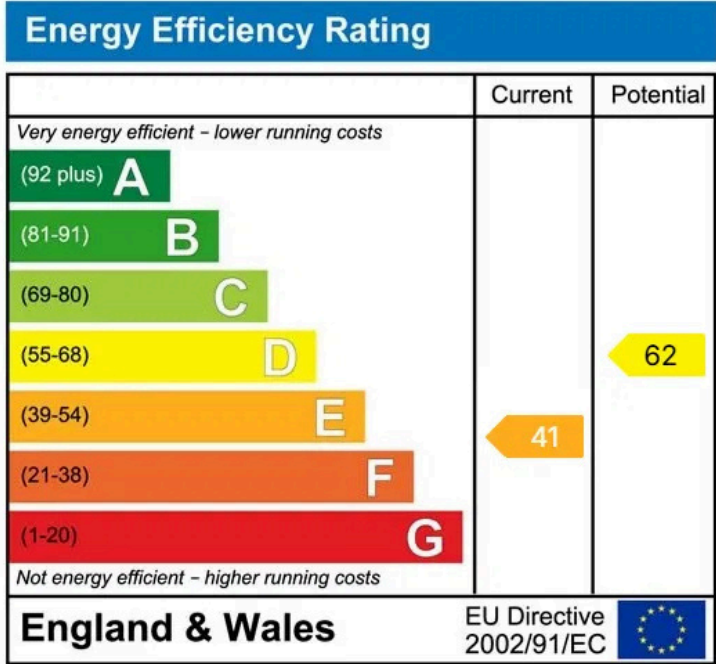
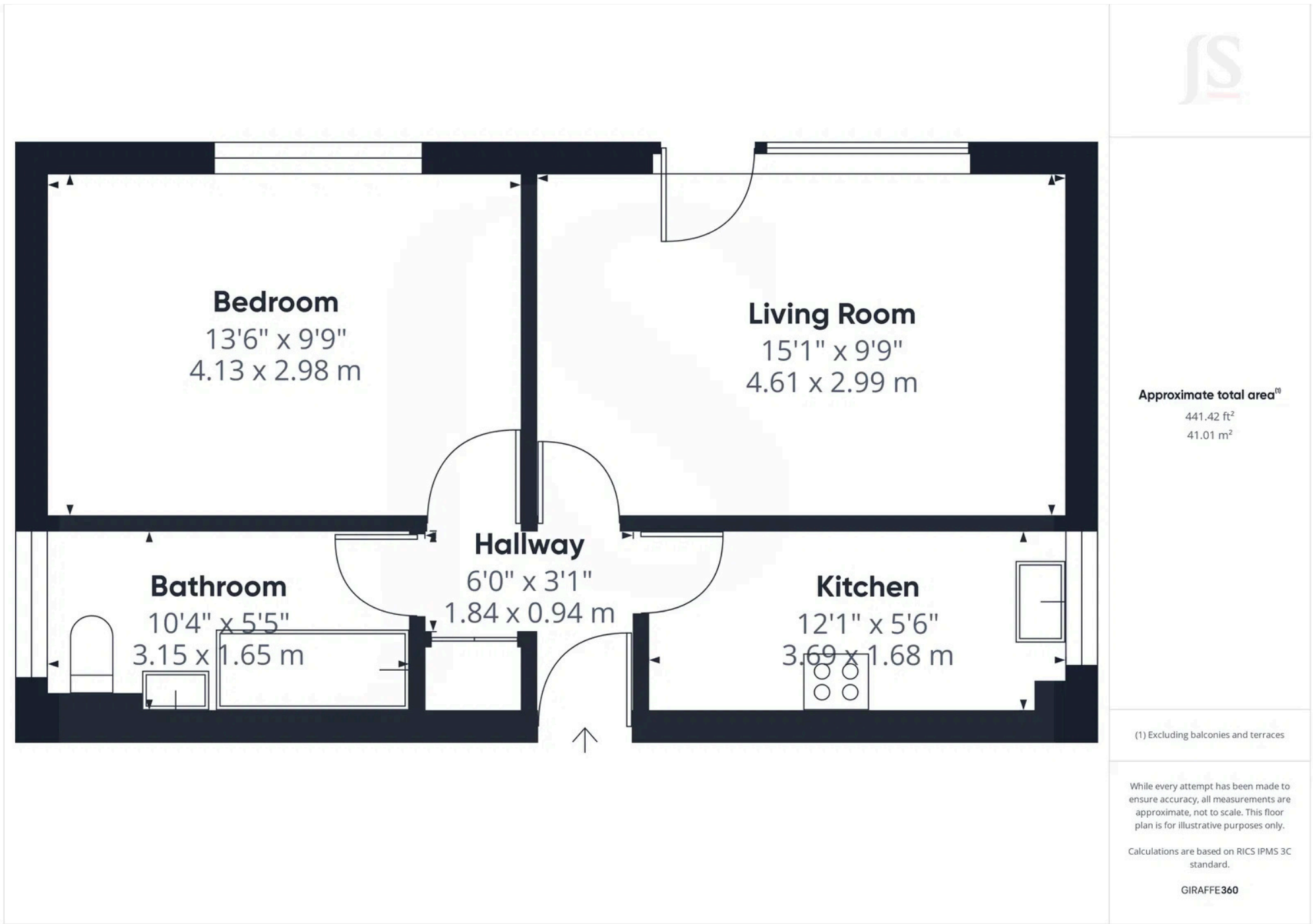
The property is very conveniently situated within walking distance to bus routes, the train station, the beach and lancing town. The A27 is a short drive away providing access into Worthing, Brighton or London.

Enjoy the benefits of contemporary living in a well-connected location that puts you close to local amenities while providing peace and privacy at home.



To book a viewing contact us on: 01903 750335 | [lancing@jacobs-steel.co.uk](mailto:lancing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





Property Details:

Floor area (as quoted by EPC:

Tenure: Freehold

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.