



North Road | Lancing | West Sussex | BN15 9AH

Offers In Excess Of **£250,000**



A newly built modern fitted generously proportioned maisonette arranged over two floors, with private entrance. Benefits include extended lease upon completion and an ideal buy to let/investment opportunity as the property is currently let out at £1100 per month.



## Key features:

- Two Double Bedrooms
- Maisonette
- Achieving £1100PCM
- Ideal First Time Buy/Investment
- Private Front Door
- Extended Lease Upon Completion
- 25FT Open Plan Living
- Convenient Location
- Generous Proportions
- Beautifully Presented

 2 Bedrooms

 1 Bathrooms

 1 Living Room

**INTERNAL** Upon entry into the maisonette, through the private front door on the ground floor level is a spacious hallway suitable for coats and shoes with stairs leading to the first floor. Up to the first floor, the landing gives access to all rooms and also has a generous storage cupboard. The sitting room/kitchen is the heart of this home, being 29ft in length and providing adequate space for extra furniture with a feature roof sky light and separate window into the kitchen, making it bright and airy throughout. The kitchen benefits from a range of eye and base level units with integrated appliances. The property benefits from two double bedrooms, one of which is dual aspect. The bathroom comprises modern white fitted suite with bath with shower over, wc and sink inset vanity unit and a heated towel rail.

**EXTERNAL** North Road is situated in the very heart of the village of Lancing, close to everything within very easy reach. Located within walking distance to Lancing Station with direct access to London Victoria, Brighton & Portsmouth. Close to all the local shops for your every day requirements. The Apartment is also just over half

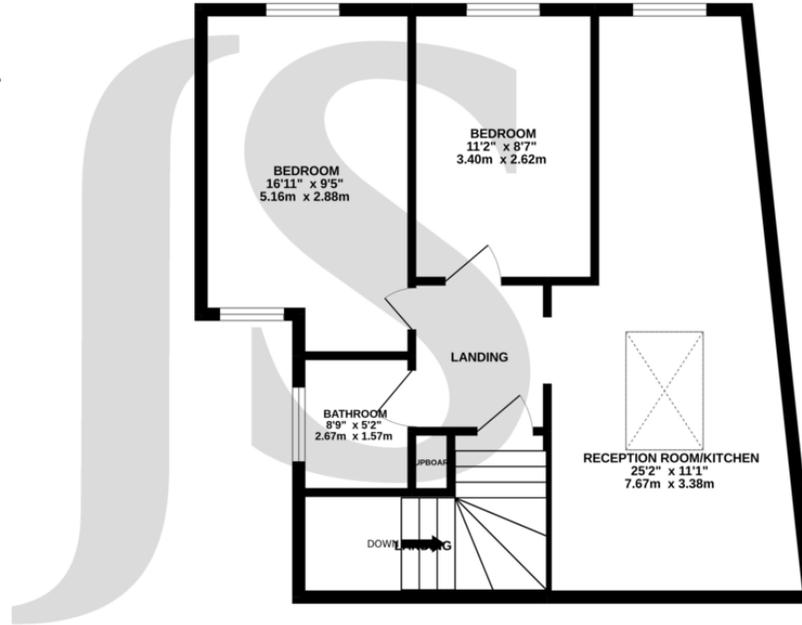
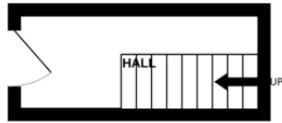
a mile from Lancing Beach Green where there is the fantastic Perch Café.

**COUNCIL BAX BAND A**



GROUND FLOOR

1ST 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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## 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.