



Courtfields | Elm Grove | Lancing | BN15 8PA  
Asking Price Of Offers Over **£140,000**





A one double bedroom beautifully presented retirement property situated in the ever popular 'Courtfields' within close proximity to Lancing Town, bus route and train station. Being modernised to a high standard throughout and offered to the market chain free, this home is ready to move straight into.



Property details: Courtfields, Elm Grove



## Key Features

- One Double Bedroom
- Beautifully Presented Apartment
- Retirement Property
- Chain Free
- Well Manicured Communal Gardens
- Viewing Recommended
- Dual Aspect Sitting Room



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The property is entered via communal doors and set of stairs to private front door, with entry buzzer.

Upon entering the apartment, it benefits being beautifully presented throughout and light and airy. The hallway benefits three storage cupboards and doors to all rooms. The sitting room benefits a dual aspect, being bright and sunny throughout with room for furnishings. A modern fitted kitchen benefits a range of eye and base level units with space for freestanding cooker and fridge freezer. There are communal washing facilities within Courtfields for washing needs. A good sized double bedroom is well presented and spacious and this is serviced then by the modern shower room with walk in shower cubicle and wc and sink inset vanity unit.

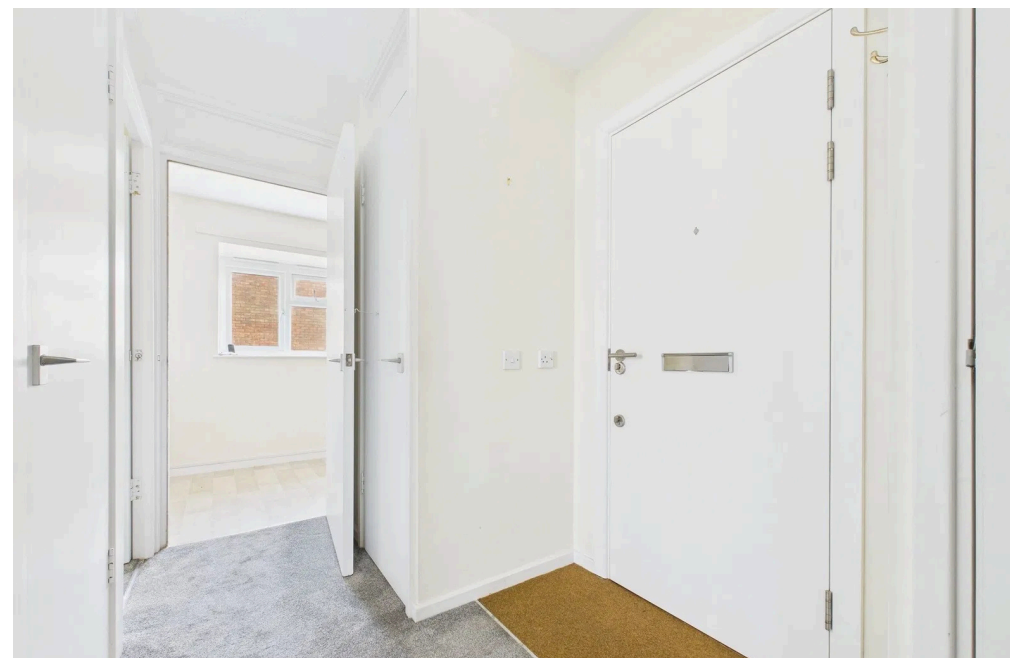
### EXTERNAL

The property is surrounded by beautifully manicured communal gardens, with a range of shrubs, hedges and trees.

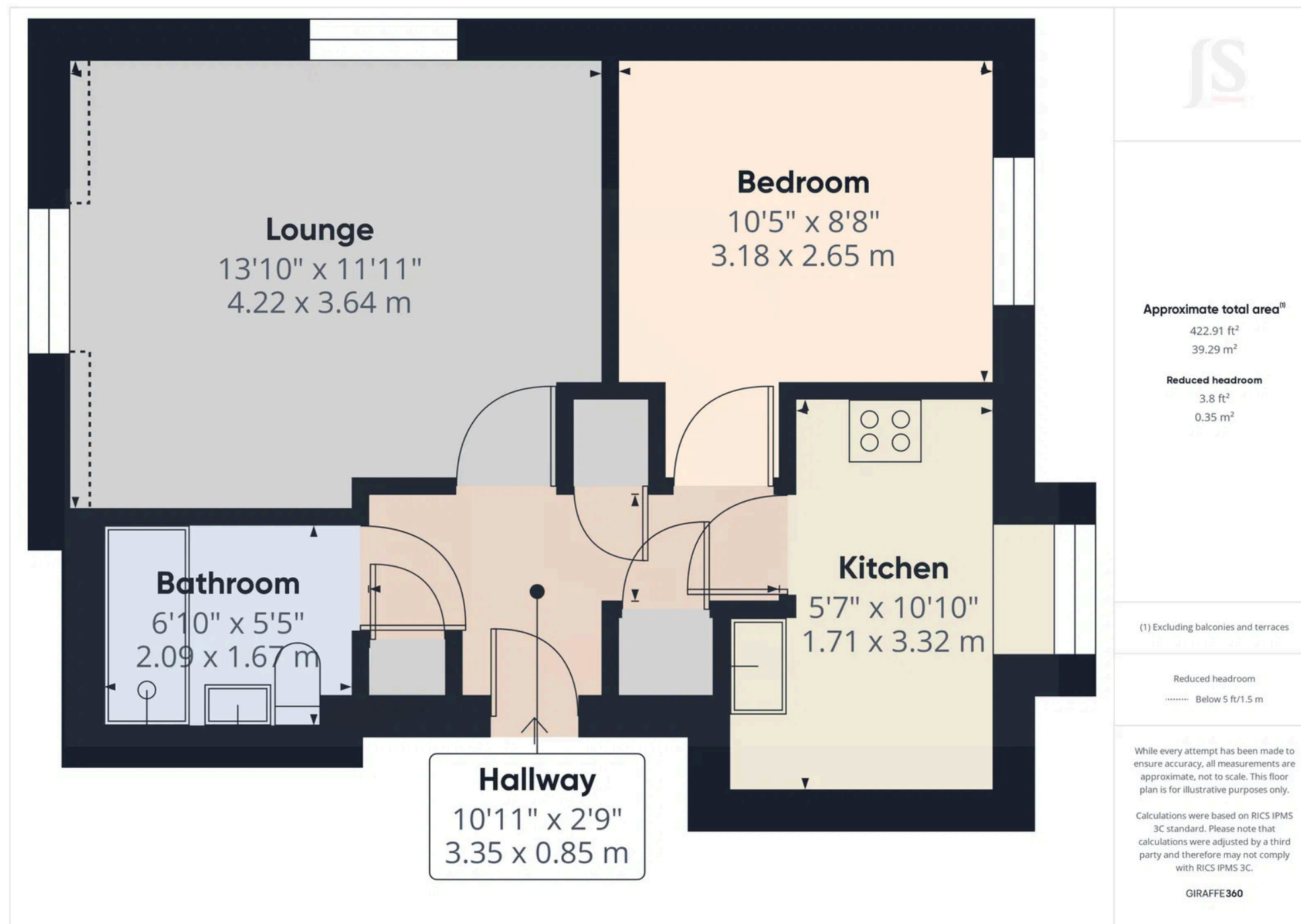
Communal lounge - perfect for residents who would like to spend time with other residents on an as and when basis. Communal washing facilities - a room dedicated for washing, to ensure space saving within the kitchens in each of the apartments.

### SITUATED

Elm Grove benefits a wealth of local amenities, which can be found nearby in Lancing on South Street and North Road, Lancing Train Station is approx. 0.3 miles way with Lancing Beach within 0.5 of a mile. Local bus routes can take you into Brighton or Lancing



To book a viewing contact us on: 01903 750355 | [lancing@jacobs-steel.co.uk](mailto:lancing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



## Property Details:

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.