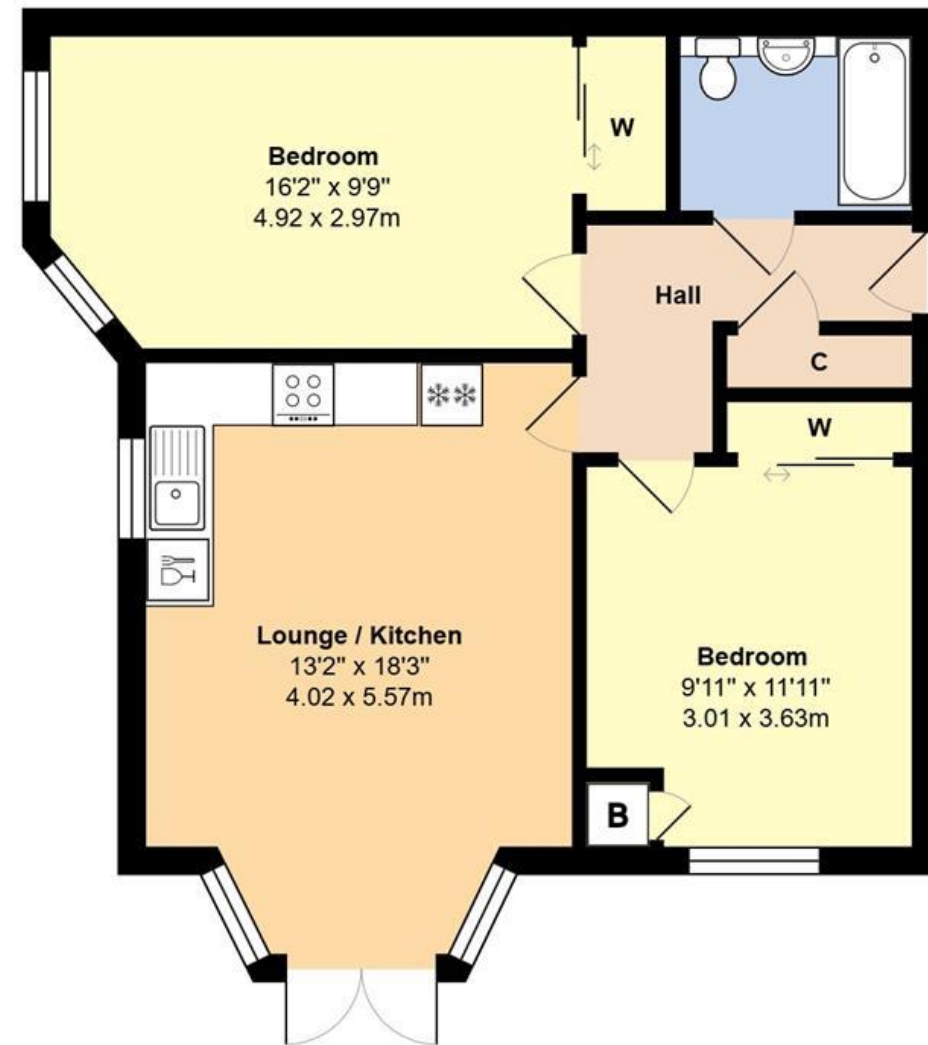


**1 Abbie Court, Lake Lane, Barnham
West Sussex, PO22 0JB**
Offers in the region of
£200,000 - Leasehold

Glyn-Jones



Ground Floor

Total Area: 656 ft² ... 61.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2024



Glyn-Jones and Company are delighted to offer for sale this purpose built GROUND FLOOR apartment within this modern built development, which is being offered for sale with NO FORWARD CHAIN.

The accommodation comprises; an entrance hall with built in cupboard (which provides plumbing for a washing machine), two double bedrooms with both benefitting from built in wardrobes, a spacious lounge with double doors to a communal lawn area, a fitted kitchenette with integral appliances and a bathroom. The property benefits from gas fired central heating and double glazing.

Further attribute to note is residents have the use of a communal garden and non allocated off road parking located to the rear.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com



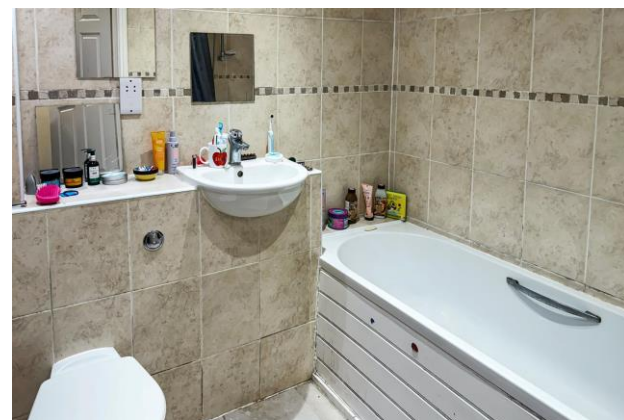
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Offers in the region of £200,000 - Leasehold



Property Information

TENURE: Leasehold with a 125 year lease from 01/01/2007

GROUND RENT: £250 per annum.

SERVICE CHARGE: including buildings insurance approx. £1628 per annum.

COUNCIL TAX: B

ENERGY EFFICIENCY RATING - C

We recommend you have this verified by your legal representative at your earliest convenience.

Abbie Court is located within Lake Lane, a popular road within Barnham.

Barnham benefits from popular village shops and mainline railway station which both can be found within approximately 400 metres.

Bognor Regis town centre with a more comprehensive range of shops and its popular seafront can be found in approximately 5.5 miles.

The historic cathedral city of Chichester with its vibrant shopping area incorporating a range of cafes and fashion boutiques can be located within approximately 7 miles.



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