



Flat C 8-10 North Road, Lancing, BN15 9AE  
Asking Price £165,000



We are delighted to offer this **NEWLY REDECORATED** one double bedroom **LOFT STYLE APARTMENT**, ideally located in the heart of Lancing village centre. A fine array of local shops, restaurants, supermarket and pubs are on the doorstep and Lancing mainline railway station provides easy access to Brighton and London. The generous accommodation comprises: Lounge/dining room, modern fitted kitchen/breakfast room, double bedroom and contemporary bathroom. The property benefits from double glazing, electric heating, a long lease and allocated parking space. **NO ONWARD CHAIN!!**

- Chain Free
- Off Road Parking
- Newly Decorated
- Close to Transport Links
- Living Room/Dining Room
- Extended Lease
- Double Glazed Throughout
- Viewing Highly Recommended



### Communal Entrance Hall

Stairs to first floor landing.

### Private Front Door

Stairs Leading to:

### Living Room/Dining Room

5.8 x 4.5 (19'0" x 14'9")

Double glazed window to front, storage cupboards into eaves, electric heater, newly fitted carpet.

### Kitchen

3.7 x 3.3 (12'1" x 10'9")

Double glazed window to rear, electric heater, eaves storage cupboards. Fitted kitchen comprising: Base level units, fitted roll edged work surfaces incorporating stainless steel sink unit with mixer tap, double electric oven, hob and hood, integrated washing machine & dishwasher, breakfast bar.



### Bedroom

4.6 x 3.3 (15'1" x 10'9" )

Double glazed window to front, electric heater, storage cupboard, newly fitted carpet.

### Bathroom

Double glazed window to rear. Modern fitted suite comprising: Panel enclosed bath with electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls, extractor fan, heated towel rail, storage into eaves.

### Outside

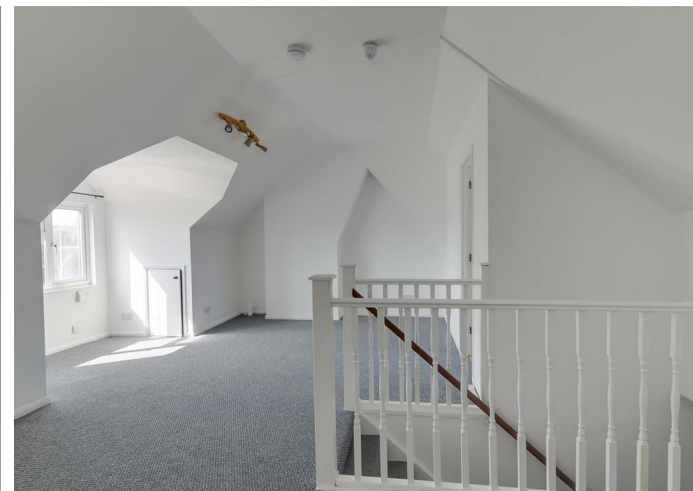
#### Off Road Parking

Parking space for one vehicle

#### Required Information

Length of lease: 167 Years Remaining

Annual service charge: £2,000 - £3,500 already paid in reserve for decoration of the communal



areas.

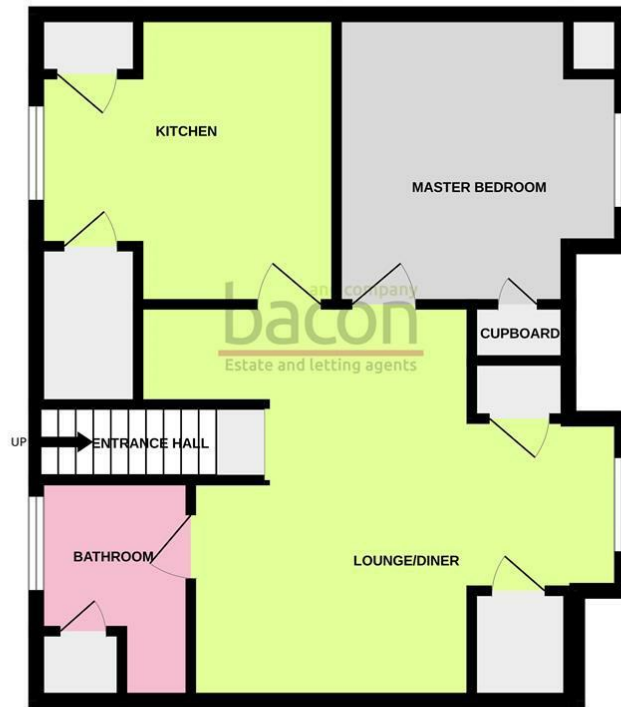
Roof was replaced in 2017.

Council tax band: A

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND 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. Made with Metropix ©2024

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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