



Sompting Road, Lancing

Offers In Excess Of
£225,000
Leasehold

- Ground Floor Flat
- Spacious Lounge Dining
- Two Double Bedrooms
- Close To Lancing Train Station
- Council Tax Band - B
- Leasehold
- Separate Kitchen
- Chain Free
- Lancing Village Location Close To Local Amenities
- EPC Rating - C

We are delighted to offer for sale this TWO DOUBLE BEDROOM GROUND FLOOR FLAT in the popular St Bernards Court, located within Lancing Village High Street. This spacious apartment benefits from a good size lounge diner, separate kitchen, family bathroom with separate w/c and also offers a good amount of storage. The property is well presented throughout and is perfect for first time buyers and downsizers alike. The location of this property means that local amenities including Lancing Mainline Train Station, various shops and eateries are within a moments walk away. Call now to book your viewing.

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Accommodation

Communal Hall

Leading to:

Front Door

Leading to:

Hallway

Wood laminate flooring, radiator, entry phone, 2 x storage cupboards, doors to:

Kitchen 9'2 x 8'4 (2.79m x 2.54m)

Tiled floor, fitted kitchen with range of eye and base level cupboards with worksurfaces, oven with gas hob over and extractor hood, stainless steel sink and drainer, space for washing machine and fridge freezer, boiler mounted on wall, double glazed window, radiator

Lounge 16'0 x 12' (4.88m x 3.66m)

wood laminate flooring, radiator, double glazed window

Bedroom One 12'4 x 12'3 (3.76m x 3.73m)

Wood laminate flooring, double glazed window, radiator

Bedroom Two 12'5 x 9'11 (3.78m x 3.02m)

Wood laminate flooring, double glazed window, built in storage cupboard, radiator

Bathroom

Tilled floor, double glazed window, shower over bath, wash hand basin

W/C

Tiled floor, radiator, low level flush w/c

Lease & Maintenance

994 years remaining on the lease
£1546 PA Maintenance contribution



Floor Plan

Approx. 64.0 sq. metres (688.9 sq. feet)



Total area: approx. 64.0 sq. metres (688.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	75
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.