



Carnforth Road, Lancing

Price
£250,000
Leasehold

- Two Bedroom End Of Terrace Maisonette
- Well Manicured Communal Gardens
- 160 Year Lease
- Close To Local Transport Links & Amenities
- Ideal First Time Buy Or Buy To Let Property
- Allocated Parking
- Downstairs W/C
- Private Front Door
- Beautifully Presented Throughout
- EPC Rating E & Council Tax Band B

We are delighted to welcome to the market this two bedroom, end of terrace home located within a secluded development in Sompting benefiting from allocated parking and access to beautifully maintained communal gardens. Internally the property is well presented throughout and briefly comprise lounge/diner, modern fitted kitchen and downstairs w/c whilst upstairs offers two double bedrooms, built in storage and a family bathroom. Shermanbury Court sits just under a mile from Lancing Village Centre which offers a mainline train station and an array of local shops and amenities whilst Lancing Beach and Brooklands Nature Reserve are also within walking distance. This property would make the perfect first time buy or ideal investment property and viewing is highly recommended to appreciate the space that it has to offer.

T: 01903 331737 E: lancing@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Private Front Door

Leading to:

Hallway

Wood laminate flooring, electric radiator, under stair storage, area for study, stairs to first floor, doors to:

Cloakroom 2'05 x 5'08 (0.74m x 1.73m)

Wood laminate flooring, low level flush w/c

Kitchen 9'07 x 7'10 (2.92m x 2.39m)

Wood laminate flooring, double glazed window, range of eye and base level cupboards with work surfaces over, integrated oven with electric hob and extractor over space for washing machine, integrated fridge freezer, integrated dishwasher, stainless steel sink and drainer with mixer tap over

Lounge 13'00 x 13'01 (3.96m x 3.99m)

Carpet, electric radiator, double glazed sliding doors to communal garden

First Floor

Bedroom One 10'03 x 13'02 (3.12m x 4.01m)

Carpet, double glazed window, built in storage cupboards, electric radiator

Bedroom Two 6'08 x 11'06 (2.03m x 3.51m)

Carpet, double glazed window, built in storage cupboards, electric radiator

Bathroom 7'10 x 6'01 (2.39m x 1.85m)

Vinyl flooring, low level flush w/c and wash hand basin enclosed in vanity unit, heated towel rail, panelled bath with shower over, double glazed window

Outside

Communal Gardens

Mainly laid to a lawn

Allocated Parking Space

Agents Notes

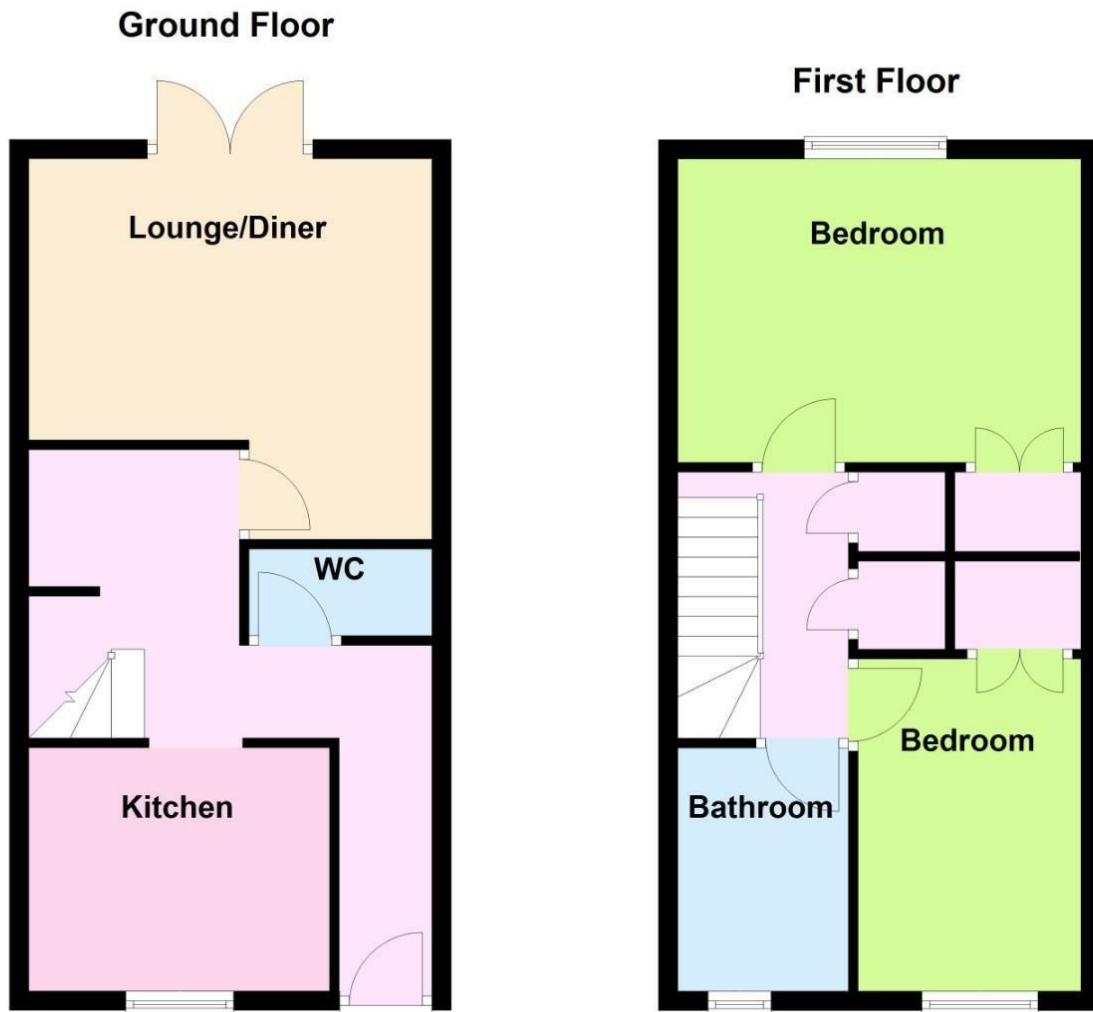
We have been informed by the seller that there are 160 years remaining on the lease and the pay £1458 PA maintenance & Ground rent contribution.



3-7 South Street, Lancing, West Sussex, BN15 8AE

T: 01903 331737 E: lancing@robertluff.co.uk

www.robertluff.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.