



Price  
£240,000  
Leasehold

## Sompting Road, Lancing

- Ground Floor Apartment
- Two Bedrooms
- Garage Offering Parking Space
- Long Lease
- Ideal Location For Access To Local Transport Links & Amenities
- A Stones Throw From Lancing Mainline Train Station
- Communal Gardens
- No Ongoing Chain
- EPC Rating - C
- Council Tax Band - B

Welcome to Sompting Road, Lancing - a charming location that offers the perfect blend of convenience and comfort. This delightful flat boasts one reception room, two double bedrooms, and a modern bathroom, making it an ideal space for a small family or professionals looking for a peaceful retreat.

Situated in a purpose-built development, this property comes with the added bonus of parking for one vehicle in the garage, ensuring that you never have to worry about finding a spot after a long day. The proximity to Lancing mainline train station makes commuting a breeze, perfect for those who need to travel for work or leisure.

Not only is this flat conveniently located near the train station, but it is also a stone's throw away from Lancing Village, where you can explore a variety of shops and amenities. Whether you're looking for a quaint cafe to enjoy your morning coffee or a local market to pick up fresh produce, this area has it all.

With a long lease and no ongoing chain, this property offers a hassle-free buying experience, allowing you to settle in and make it your own without any delays. The flat is beautifully presented throughout, exuding a sense of warmth and comfort that will make you feel right at home from the moment you step inside.

Don't miss out on this fantastic opportunity to own or rent a lovely flat in a sought-after location. Book a viewing today and discover the endless possibilities that this property has to offer.

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**Robert  
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## Accommodation

### Communal Front Door

fob entry communal door to:

### Communal Entrance Hall

### Front Door

Leading to:

### Hallway

Wood laminate flooring, radiator in radiator cover 2 x storage cupboards, entry phone

### Living Room 16'0 x 12' (4.88m x 3.66m)

Carpet, South facing double glazed window with fitted blinds, radiator

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

Wood laminate flooring, double glazed window with fitted blinds, range of eye and base level cupboards with work tops, dishwasher, washing machine, tumble dryer, fridge freezer, stainless steel sink drainer, integrated oven with hob over, boiler housed on wall.

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

Carpet, double glazed windows with fitted blinds, radiator, wardrobes

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

Carpet, double glazed window with fitted blinds, radiator.

### Shower Room

Vinyl flooring, low level flush w/c, fully tiled walls, wash hand basin, walk in shower cubicle, heated towel rail, double glazed frosted window

### Garage

### Outside

### Communal Garden

Laid to lawn and well maintained

### Agent Notes

We have been informed that there is 943 year remaining on the lease and that the service charge is currently £1 706 PA, the ground rent is £30 PA.



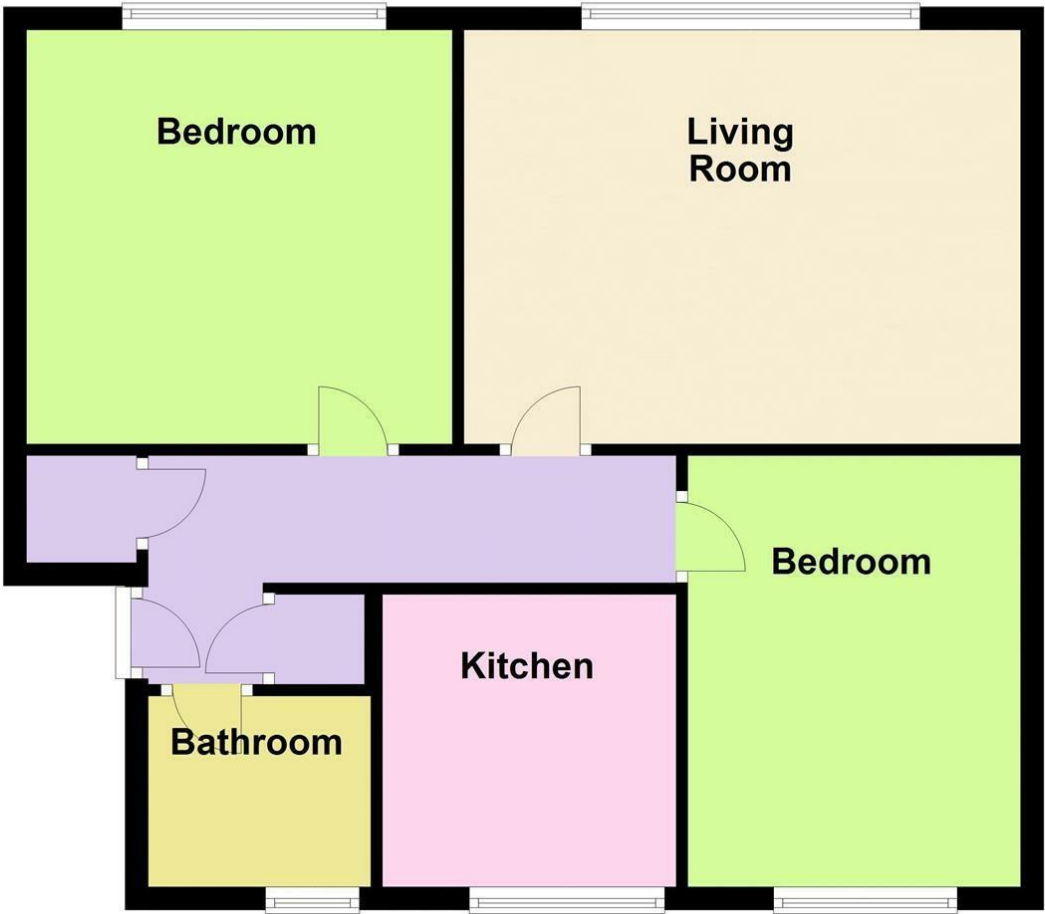
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Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<div><div></div><div>(92 plus) A</div></div>			
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>		75	77
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-38) F</div></div>			
<div><div></div><div>(1-20) G</div></div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.