



Guide Price  
**£225,000**  
 Leasehold

## Carnforth Road, Lancing

- Spacious Ground Floor Flat
- Close to Transport Links
- Two Bedrooms
- Communal Gardens
- Allocated Parking
- NO ONWARD CHAIN
- EPC: TBC
- Council Tax Band: B

\*\*\* GUIDE PRICE £225,000 - £235,000 \*\*\*

\*\*\*NEW LEASE ON COMPLETION\*\*\* We are delighted to present this spacious and well presented, TWO BEDROOM GROUND FLOOR FLAT ideally located within walking distance of Lancing village centre and mainline railway station. The generous accommodation comprises: Entrance hall, Southerly aspect living room with patio door opening onto well maintained communal gardens, fitted kitchen, primary bedroom with built in wardrobes, further bedroom and bathroom. The property further benefits from allocated parking and NO ONWARD CHAIN!

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**Robert  
 Luff & Co**  
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## Accommodation

### Entrance Hall

Large storage cupboard. Door entry phone system.

### Lounge 13'1 x 12 (3.99m x 3.66m)

Double glazed patio door opening on to communal gardens. Television point.

### Kitchen/Breakfast Room 12'5 x 8'4 (3.78m x 2.54m)

Double glazed window to front. Range of fitted wall and base level units. Fitted roll edge work surfaces integrating stainless steel sink unit. Electric cooker point. Space and plumbing for washing machine. Space for tumble dryer. Space for further appliances. Tiled splash back. Extractor fan. Space for breakfast table.

### Bedroom One 13'2 x 12' (4.01m x 3.66m)

Double glazed window to rear. Electric heater. Built in wardrobes.

### Bedroom Two 8'5 x 8'3 (2.57m x 2.51m )

Double glazed window to front.

### Bathroom

Fitted suite comprising tiled enclosed bath with electric shower over. Wash hand basin. WC. Wall mounted electric heater. Tiled floor. Extractor fan.

### Outside

Extensive communal Southerly aspect gardens.

### Residents Parking

One parking space.

### Lease & Maintenance

Ground Rent: £125p.a.

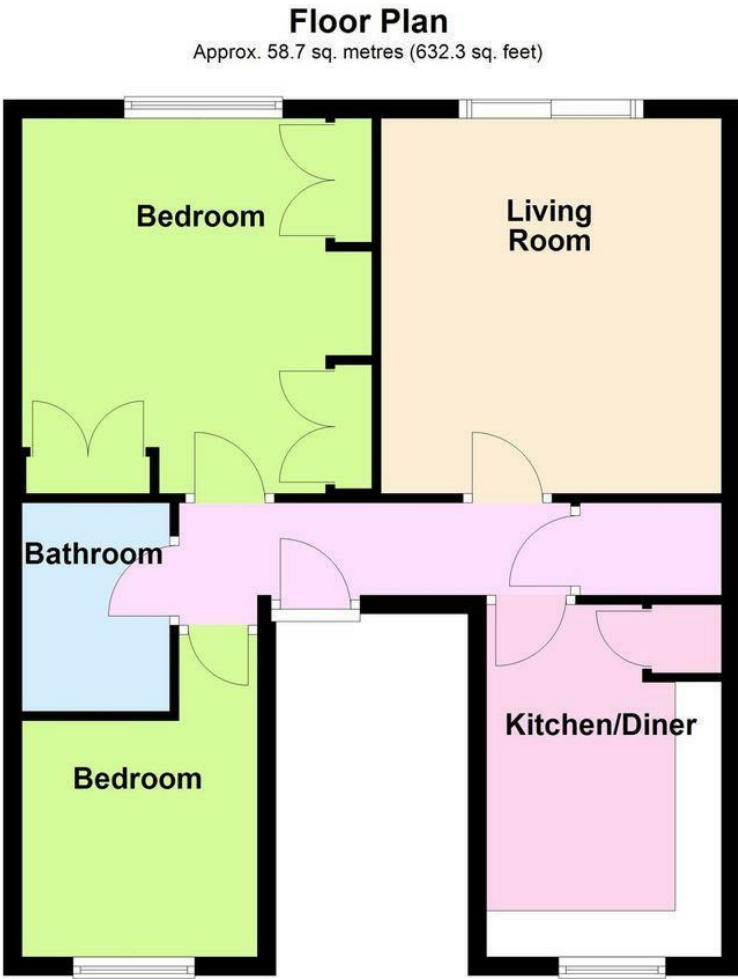
Management Fee: £1,232.20 half yearly.



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

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Total area: approx. 58.7 sq. metres (632.3 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		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.