

Asking Price £275,000 Leasehold

# Ingleside Crescent, Lancing

- Ground Floor Apartment
- Beautifully Maintained Private
  Gardens
- Garage
- Gas Central Heating & Double Glazing
- EPC: TBC

- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Close To Village Centre & Beach
- Long Lease
- No Onward Chain.

Robert Luff & Co are delighted to present this spacious GROUND FLOOR APARTMENT with PRIVATE GARDENS and GARAGE, ideally located just a short walk from Lancing Village Centre, mainline railway station and ever popular beach. The generous accommodation comprises: Entrance porch, entrance hall, living room, fitted kitchen, two double bedrooms and modern shower room. Outside, there are beautifully maintained front & rear gardens and a garage enbloc. VIEWING ESSENTIAL!











# Accommodation

# **Entrance** Porch

Double glazed window and door to front, further double glazed window to side, filed floor, door to:

# Entrance Hall

Coving, large storage cupboard housing consumer unit, two further storage cupboards, radiator.

## Lounge 16'10" x 11'4" (5.13m x 3.45m)

Double glazed window to front, coving, TV aerial point, radiator.

# Kitchen 10'10" x 7'10" (3.30m x 2.39m)

Double glazed window to side. Fitted kitchen comprising: Range of fitted wall and base level units, worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, electric oven & hob, space and plumbing for washing machine, space for further appliances, wall mounted combination boiler.

Bedroom One 14'7" x 11'7" (4.45m x 3.53m) Double glazed window to rear, built in wardrobes, radiator.

Bedroom Two 12'10" x 9'10" (3.91m x 3.00m) Double glazed windows and door to rear, built in wardrobe, coving, radiator.

## Bathroom

Double glazed window to side. Fitted suite comprising: Shower enclosure with wall mounted shower, close coupled WC, pedestal wash hand basin, part tiled walls, shaver point, radiator.

#### Outside

Front Garden

Laid to lawn with flower bed borders.

## Rear Garden

Patio, lawn, well stocked flower beds, large timber shed, wall enclosed, side access to both sides, outside tap, electric sun awning.

Garage En-bloc. Up and over door.

#### Lease & Outgoings

Lease: 111 Years Remaining. Ground Rent: £200 p.a. Garage Ground Rent: £1 p.a. Maintenance: On an as & when basis, Council Tax: Band B - £1,806 p.a.

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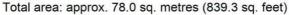


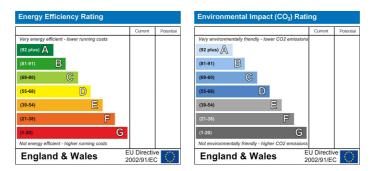




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