

Hyman  
Estate & Letting



Hill  
Agent



7 Priory Gate, North Road, Lancing, West Sussex, BN15 9BE

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£179,950 – Share of Freehold

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## Spacious one bedroom GROUND FLOOR APARTMENT located in Lancing town centre”

Hyman Hill are delighted to offer for sale this excellent opportunity to purchase this generously proportioned ground floor apartment located in Lancing Village centre being on level ground and within easy reach of amenities, including the mainline train station with direct links to London Victoria & Brighton.

The property benefits further benefits from a 19'6 lounge/diner opening onto an enclosed balcony, 15'11 fitted kitchen, double bedroom, bathroom and an allocated parking space to the rear.

This property also has the benefit of no onward chain, a share of the freehold interest and the remainder of an extended 999 year lease.

Ideal for those downsizing, looking to make a first purchase or a buy to let investment, we would highly recommend undertaking an internal inspection!

Lancing Village Centre offers a range of comprehensive shopping facilities, including Asda and Co Op Superstores. There is also a library, and numerous doctors and dentist surgeries in the vicinity. Local stores are conveniently located in and around the area, providing easy access to daily necessities.

The prestigious location of South Downs to North Lancing is known for its stunningly beautiful landscape. Positioned on the hillside, it offers magnificent coastal and countryside views from various viewpoints. The area is also home to a variety of sporting and fitness facilities, allowing residents to engage in active lifestyles. The Perch restaurant, situated on Beach Green, provides a scenic spot for visitors to enjoy water sports activities and breathtaking coastal panoramic views.

Lancing is well-served with schools for all age groups, and it is worth noting the world-renowned Lancing College to the east. Additionally, Brooklands Wildlife Park, located at the border with Worthing, offers an

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- Ground floor apartment
  - One double bedroom
  - 19'6 lounge/diner opening onto balcony
  - 15'11 fitted kitchen
  - Village centre location
  - Popular purpose built development
  - Allocated parking space
  - No ongoing chain











## Ground Floor



For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

### Useful Information

**Council Tax Band:** B - £1,814.90 per annum (2024/2025).

**Tenure:** Share of Freehold.

**Local Authority:** Adur District Council.

**Lease:** Remainder of 999 year lease.

**Maintenance:** £1,150 per annum.



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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