



27 Sylvan Road, Sompting, | BN15 0BT
Offers Over **£160,000**





A beautifully presented and deceptively spacious ground floor flat offering plenty of storage. Particular benefits include southerly aspect sitting room, low out goings and a good lease. This home therefore makes a perfect first time buy/investment. Viewing is recommended.



Property details:

Key Features

- One Double Bedroom
- Ground Floor Apartment
- Low Outgoings
- Great First Time Buy/ Investment
- Southerly Aspect Lounge
- Good Storage
- Modern Fitted Kitchen And Bathroom
- Over 90 Years On The Lease



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Entry is via communal entrance with buzzer system. The ground floor front door opens into the good sized entrance hall with door leading to all rooms, airing cupboard and large storage cupboard. The dual aspect lounge is a good size with ample space for furniture. The kitchen is well presented with matching wall and base units and worksurfaces, space for cooker with fitted extractor fan above, space and plumbing for washing machine and fridge freezer. The double bedroom has a Southerly aspect and benefits from a built in wardrobe. A modern fitted bathroom comprises panel enclosed bath, sink inset vanity unit and low level wc.

EXTERNAL

There are communal gardens to the front and rear of the property and a large storage cupboard located in the communal hallway adjacent to the front door of the flat. On street parking is available on Sylvan Road.

LOCATION

Within walking distance from the property is a Co-Op for your daily shopping needs, A couple of parks near by if you have children; Hamble Recreational Ground and Sompting Recreational Ground. The closest primary school is Sompting Village which has a good Ofsted report. There is easy access to the A27 and A259 if you are taking a car towards Brighton or Worthing. Lancing train station allows easy access to London Victoria via a direct line so commuting is easy.

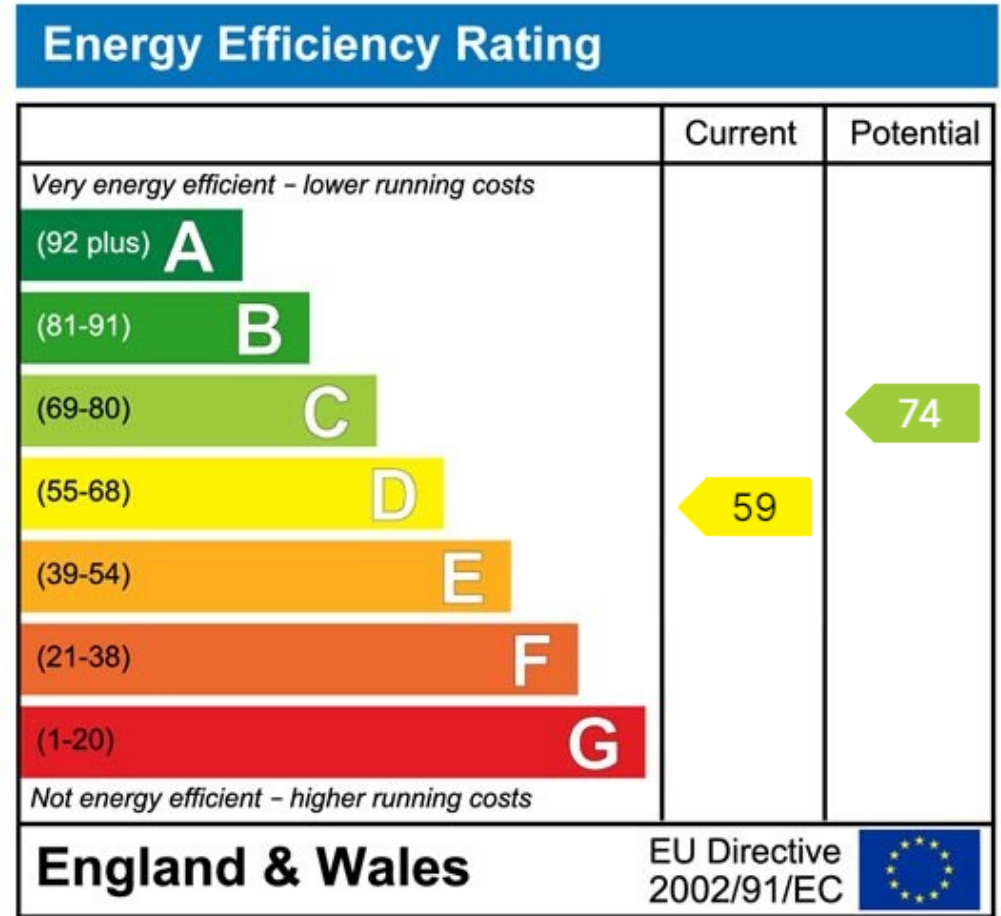
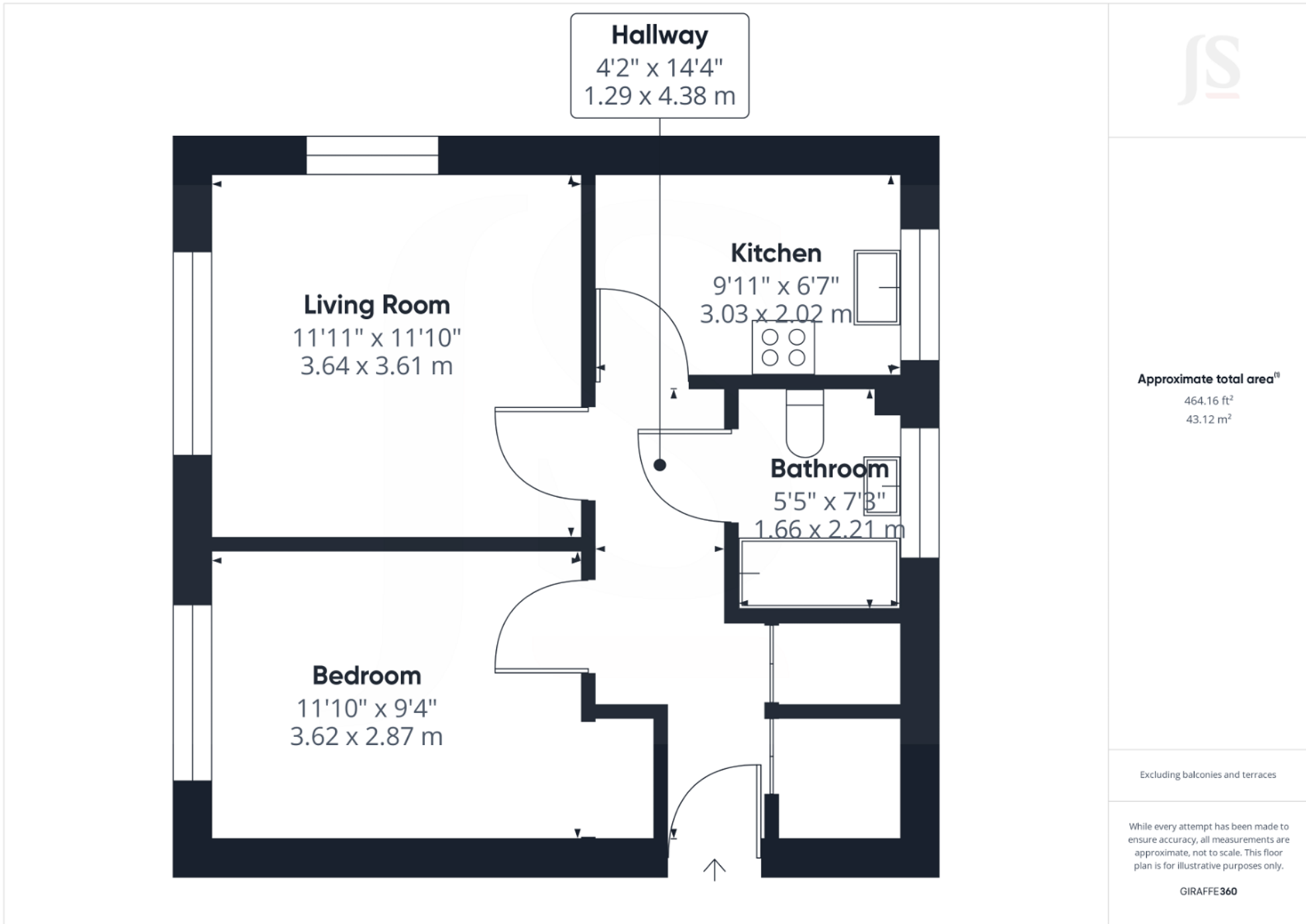
OUTGOINGS

Lease - 91 years remaining

Maintenance - £445.46 per year

Council Tax Band A





Property Details:

Floor area (as quoted by EPC : 43 Square Meters

Tenure: Leasehold

Council tax band: A

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.