



Applesham Court, 140, South Street, Lancing, **BN15 8AU**

**Offers Over £190,000**





A beautifully presented and generously proportioned one bedroom top floor apartment benefitting from 16ft living room, garage and an extended lease upon completion. Being within close proximity to the beach, train station and town centre.



## Key Features

- Top Floor Flat
- One Double Bedroom
- 16ft Living Room
- Modern Kitchen
- Modern Bathroom
- Garage
- Extended Lease Upon Completion
- Walking Distance To Beach And Town Centre



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Entry via communal entrance with stairs leading up to the second floor. The front door to the flat opens into the entrance hall with storage cupboard and access to loft space (permissions to use this would be subject to the freeholder consent - the only access is via this apartment). The 16ft lounge diner offers space for table and chairs and has door opening into the kitchen. The modern kitchen has a range of wall and base units with fitted worksurfaces, space for cooker, space for under counter freezer with fridge on top, space and plumbing for washing machine. The double bedroom has a built in cupboard for storage. The bathroom benefits from a panel enclosed bath with shower over, hand wash basin and W.C.

### EXTERNAL

The property benefits communal lawns to the front and to the rear there is visitor parking and access to a single garage.

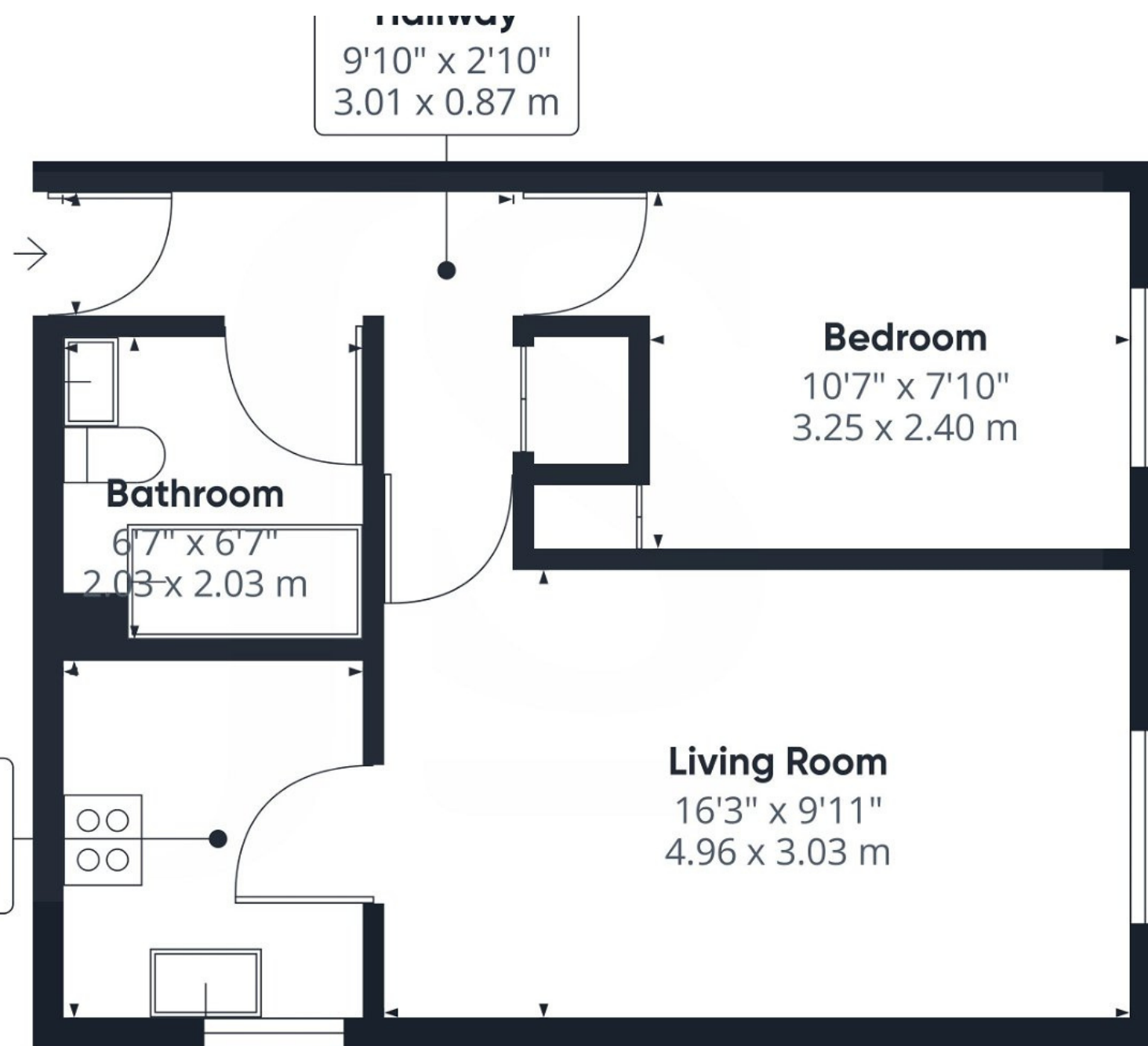
### SITUATED

Lancing village centre is within walking distance of the property providing a range of shopping facilities, health centre, library and mainline railway station. The area is served with schools and recreational facilities, whilst buses serve the surrounding districts.

### OUTGOINGS

The property comes with extended lease upon completion to approx. 150 years.  
Service charge - £1400 per year  
Ground Rent - £0 payable on extension of lease





Approximate total area<sup>(1)</sup>  
406.68 ft<sup>2</sup>  
37.78 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for information only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area (as quoted by EPC: 114 SQM)

Tenure: Freehold

Council tax band: D

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.