



Flat 11C North Road | Lancing | West Sussex | BN15 9AH
Offers In Excess Of **£195,000**



A beautifully presented one double bedroom maisonette with private front door benefitting deceptively spacious accommodation throughout and located in the heart of Lancing a very short walk from the train station. Would make an ideal buy to let investment or first time buy.



Property details: Flat 11C North Road | Lancing | West Sussex | BN15 9AH

Key features:

- One Double Bedroom
- Maisonette
- Ground Floor Private Front Door
- Modern Fitted Kitchen
- Deceptively Spacious
- Open Plan Living Accomodation
- New Lease Upon Completion
- Ideal Investor/First Time Buyer
- Chain Free
- Convenient Commuter Location



1 Bedroom



1 Bathroom



1 Living Room

INTERNAL

A small walkway down to the property leads to the private front door on the ground floor, opening into the downstairs hall with space for coats and shoes and a staircase leading up to the landing. The sitting room is a particular feature of this home, benefitting from a large open plan kitchen/lounge area with 3 large windows allowing lots of natural light. The kitchen is modern fitted with a grey gloss kitchen comprising fitted oven, hob and overhead extractor hood with space for a under counter fridge freezer. There is an additional storage space for a washer/dryer. The generously sized double bedroom is dual aspect with space for furniture. The bathroom comprises a white suite to include a bath with overhead shower, sink and wc inset vanity unit with extra storage and a heated towel rail.

EXTERNAL

The front of the property is laid to hardstanding and is a very short walk directly off of the high street.

SITUATED

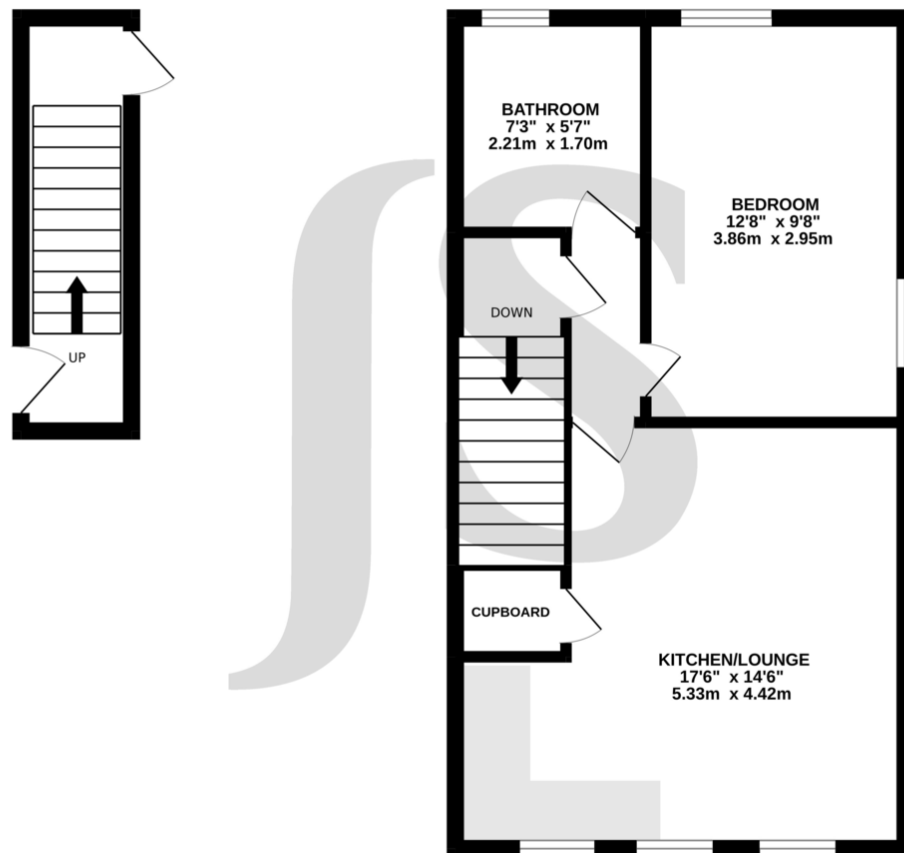
North Road is situated in the very heart of the village of Lancing, close to everything within very easy reach. Located within walking distance to Lancing Station with direct access to London Victoria, Brighton & Portsmouth. Close to all the local shops for your every day requirements. The Apartment is also just over half a mile from Lancing Beach Green where there is the fantastic Perch Café.

OUTGOINGS

Lease - extended lease upon completion

Outgoings - TBC by our vendor





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

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.

%epcGraph_c_1_330%

Property Details:

Floor Area: () – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band A