



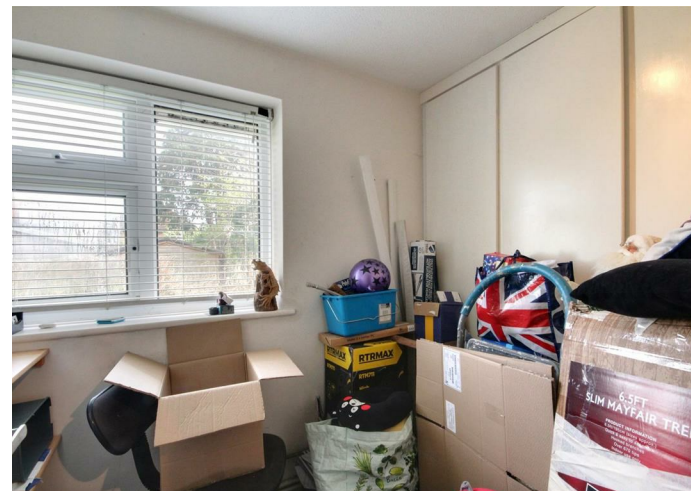
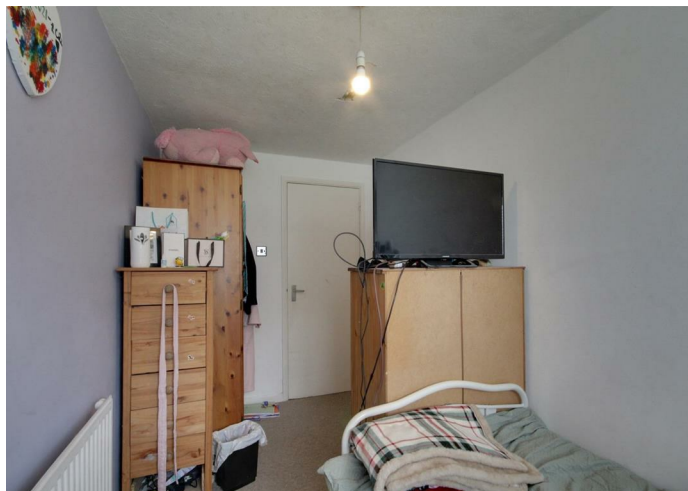
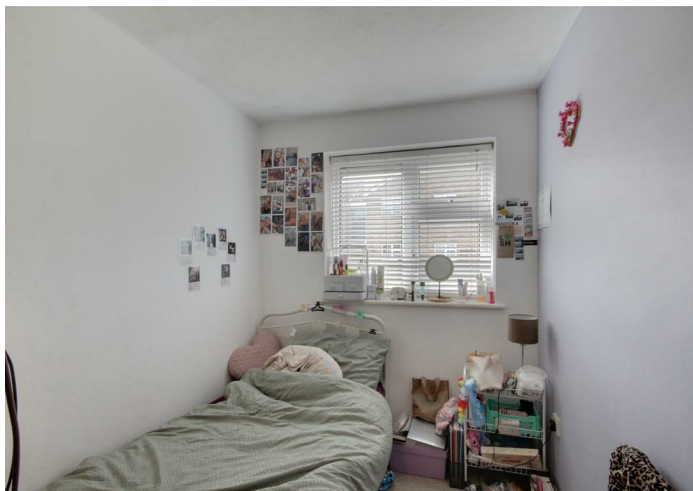
72 Bushby Close, Lancing, BN15 9JW
Guide Price £220,000

and company
bacon
Estate and letting agents



A two bedroom purpose built ground floor flat with 15ft lounge/diner situated in Bushby Close, Lancing. The property is ideally located within close proximity of local shops, schools, recreational ground, bus routes and railway station. Accommodation briefly comprises entrance hall, 15ft lounge/diner, two bedrooms, kitchen, bathroom and study. Additional benefits include gas fired central heating, double glazed windows and no ongoing chain.

- Two Bedroom
- Ground Floor Flat
- 15ft Lounge/Diner
- Study Room
- Kitchen
- Bathroom/Wc
- Double Glazed Windows
- Gas Central Heating
- Chain Free



Communal Entrance

Secure telephone entry system. Personal front door to:

Entrance Hall

Entry telephone. Radiator. Two storage cupboards. Wood effect laminate flooring. Levelled ceiling.

Lounge/Diner

4.62m x 3.53m (15'2 x 11'7)
Double glazed windows to front and side. Radiator. Electric fireplace. Space for lounge and dining room furniture. Levelled and coved ceiling.

Kitchen

2.64m x 2.54m (8'8 x 8'4)
Double glazed window to rear. Roll edge work surfaces incorporating stainless steel single drainer sink. Four ring gas hob with fitted oven/grill below, tiled splashback and extractor canopy above. Space and plumbing for washing

machine, tumble dryer and fridge. Range of matching cupboards, drawers and wall units. Wood effect laminate flooring. Levelled ceiling.

Bathroom/Wc

1.93m x 1.65m (6'4 x 5'5)
White suite comprising panelled bath with mixer tap and shower over. Pedestal wash hand basin. Low level flush w/c. Radiator. Double glazed obscure glass window. Tiled flooring. Part tiled walls.

Bedroom One

3.84m x 2.34m (12'7 x 7'8)
Double glazed window to front. Radiator.

Bedroom Two

3.84m x 1.88m (12'7 x 6'2)
Double glazed window. Radiator.

Study

1.68m x 1.65m (5'6 x 5'5)
Double glazed window to rear. Fitted wardrobe. Wall mounted 'Baxi' boiler.

Communal Gardens & Grounds

Communal gardens and grounds surround the development.

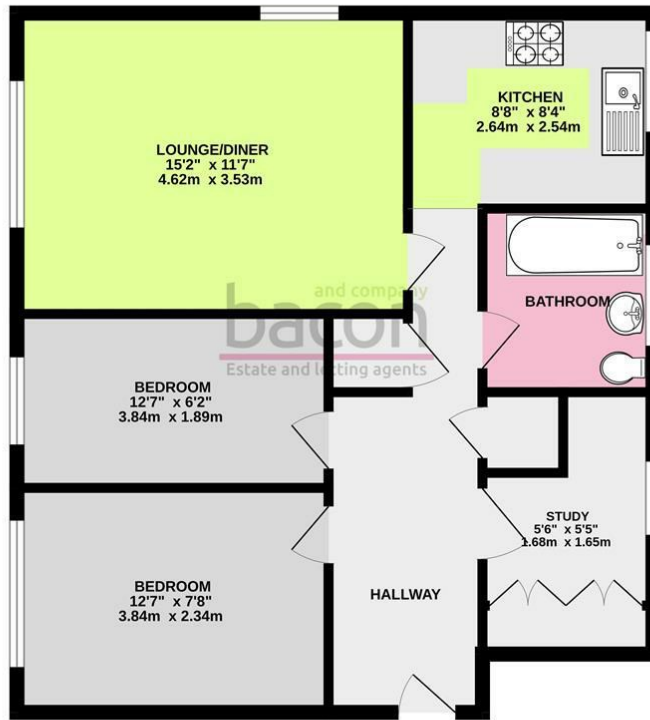
Required Information

Length of lease: 89 years.
Annual service charge: £672.88
Service charge review period: Per Annum.
Annual ground rent: £10
Ground rent review period: NA
Council tax band: B

Version: 1

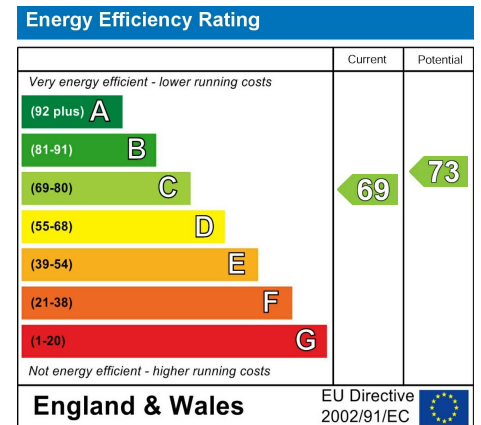
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



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 ©2024

and company
bacon
Estate and letting agents



These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



baconandco.co.uk

19 Chatsworth Road, Worthing, West Sussex, BN11 1LY

01903 521000

worthing@baconandco.co.uk