THE HAVEN

20 The Haven, Lancing, BN15 8EU
Guide Price £325,000

A very well presented two double bedroom seafront apartment with direct sea views. Accommodation briefly comprises; communal entrance hall, hallway, south facing lounge, modern fitted kitchen, two double bedrooms, balcony, bathroom/wc and a shower room/wc. Externally the home offers residents parking. Benefits include gas central heating, double glazed windows, long lease and a garage within the development grounds. No onward chain.

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- Seafront Apartment
- Two Double Bedrooms
- Direct Seaviews
- Bathroom & Shower Room
- Residents Parking
- Balcony
- Chain Free
- Garage

Communal Entrance
Accessed via security phone entry system. Stairs rising to first floor. Storage cupboard.

Entrance Hall
Three storage cupboards, one currently used as an office space. Entry phone. Thermostat.

Lounge
5.82 x 4.09 (19'1" x 13'5")
South facing via double glazed window with sea views. Double glazed window. Radiator. Opening to;

Kitchen
5.21 x 1.65 (17'1" x 5'5")
Modern fitted kitchen comprising; one and a half bowl single drainer sink unit with mixer taps and cupboard under. Areas of roll top work surface with additional cupboards and drawers below. Matching wall mounted units. Integrated four ring gas hob with extractor over. Space and plumbing for washing machine and dishwasher. Space for under counter fridge and freezer. Double glazed window. Part tiled walls. Radiator.

Bedroom One
4.06 x 3.02 (13'4" x 9'11")
Fitted wardrobes with hanging space. Double glazed window. Radiator.

Bedroom Two
4.65 x 2.77 (15'3" x 9'1")
Fitted wardrobes with hanging space. Sliding double glazed doors to balcony. Radiator.

Balcony
South facing with direct sea views. Space for breakfast table and chairs.

Shower Room/WC
White suite comprising; corner shower unit with attachment over. Close coupled wc. Corner sink unit with tiled splash back. Chrome ladder style radiator. Part tiled walls.

Bathroom/WC
White suite comprising; panelled bath with shower attachment. Close coupled wc. Pedestal wash hand basin with mixer taps. Obscured double glazed window. Chrome ladder style radiator.

Externally

Parking
Non allocated residents parking.

Garage
The owners have a garage within the development grounds. It has a 230 year lease.

Communal Grounds
Communal gardens surround the development. Coded gate giving direct access to seafront.

Lease & Maintenance
We have been advised of the following information by the sellers. We highly recommend you speak to your legal representative to confirm accuracy.

Lease: 230 years remaining
Maintenance: £415.64 per quarter for the apartment and £33.70 for the garage - Annually £1,797.36
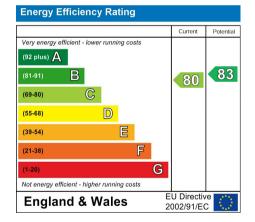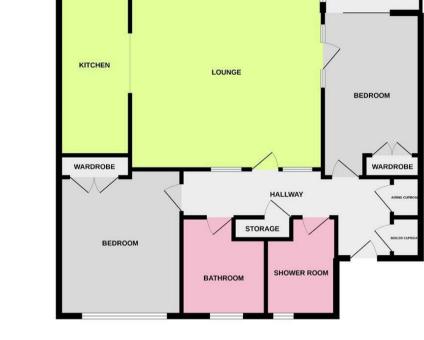Ground Rent: £120 per annum to include garage.

Council Tax
Band C

KITCHEN

LOUNGE

BALCONY

BEDROOM

WARDROBE

WARDROBE

HALLWAY

AIRING CUPBOA

STORAGE

BOILER CUPBOA

BEDROOM

BATHROOM

SHOWER ROOM

NOT TO SCALE - LAYOUT PURPOSES ONLY

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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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.

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