



Crabtree Lane, Lancing, BN15 9NG
£950 Per Calendar Month



This delightful one-bedroom ground floor flat is located on Crabtree Lane. The bedroom features built-in wardrobes, fitted carpet and neutral décor. The spacious lounge also has neutral décor, complemented by a feature wallpapered wall and fitted carpet. The flat includes a well-appointed white suite shower room with a wooden vanity unit and matching cabinet, a heated towel rail, and an electric shower. The good-sized kitchen boasts tiled flooring, an integrated electric oven and hob, space for a freestanding fridge freezer, and under-counter space for a washing machine. There is plenty of storage throughout, with matching wall and base units. Situated in a desirable location, this flat is close to local amenities, with nearby bus routes and the train station just a 12-minute walk away. Council Tax Band: A. EPC Rating: E.

- Ground Floor Flat
- Double Glazing
- Well Presented Throughout
- Close to Local Shops
- Residents Parking



Entrance Hall

Vinyl floor. Two storage cupboards.

Bedroom

Double bedroom with built in wardrobes. Carpeted throughout and natural decor.

Reception Room

Spacious reception room also has neutral decor, complemented by a feature wallpapered wall and carpeted flooring.

Shower Room

White suite shower room with a wooden vanity unit and matching cabinet, a heated towel rail, and an electric shower.

Kitchen

The good-sized kitchen boasts tiled flooring, an integrated electric oven and hob, space for a freestanding fridge freezer, and under-counter



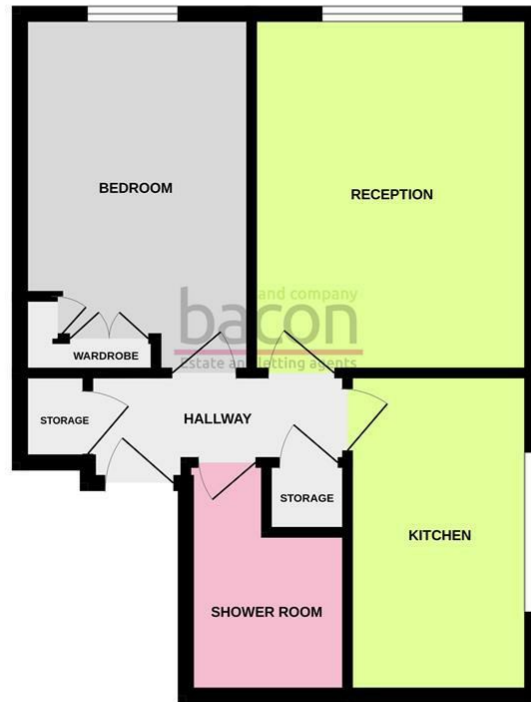
space for a washing machine. There is plenty of storage throughout, with matching wall and base units.

Communal Grounds

Well maintained communal gardens. Residents parking.



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

