



10 Western Lodge, Lancing, BN15 0JB
Guide Price £175,000



A one bedroom first floor purpose built flat located within the catchment area of Sompting. The accommodation consists of a communal entrance hall, reception hall, lounge/dining room, kitchen, bedroom, bathroom/w.c and residents only parking spaces.

- First Floor Flat
- One Double Bedroom
- Double Glazed Windows
- Electric Heating
- Security Entryphone
- Ideal for FTB or BTL
- Residents Parking
- No Onward Chain



Communal Entrance

Accessed via a glazed communal door with security entryphone system. Staircase to first floor landing. Private door to flat.

Reception Hall

Entryphone. Built in cloaks cupboard. Built in airing cupboard. Wood effect vinyl flooring. Coved and textured ceiling. Doors to all rooms.

Lounge/Dining Room

5.38 x 3.20 (17'8" x 10'6")

West aspect via double glazed windows and door. Wall mounted electric fire. Coved and textured ceiling.

Kitchen

3.43 x 1.73 (11'3" x 5'8")

Fitted suite comprising of a single drainer sink unit having mixer taps with storage cupboard and drawers below. Areas of roll top work surfaces offering additional cupboards and drawers

under. Matching shelved wall units. Inset four ring hob having extractor hood over and fitted oven and grill below. Space for washing machine and upright fridge/freezer. Part tiled walls. Wood effect vinyl flooring. Wall mounted electric heater. Coved and textured ceiling. West aspect double glazed window.

Bedroom

3.58 x 2.95 (11'9" x 9'8")

West aspect via double glazed windows. Fitted mirror fronted bedroom wardrobes. Electric heater. Coved and textured ceiling.

Bathroom/W.C

2.06 x 1.75 (6'9" x 5'9")

White fitted suite comprising of a panelled bath having twin hand grips and shower unit with folding shower screen over. Pedestal wash hand basin. Push button w.c. Fully tiled walls. Wall mounted electric heater. Extractor fan. Wood effect vinyl flooring. Coved and textured ceiling. Obscure glass double glazed window.

Communal Grounds

Communal grounds surround the development.

Residents Parking

Residents only (permit controlled) parking spaces to the rear of the development.

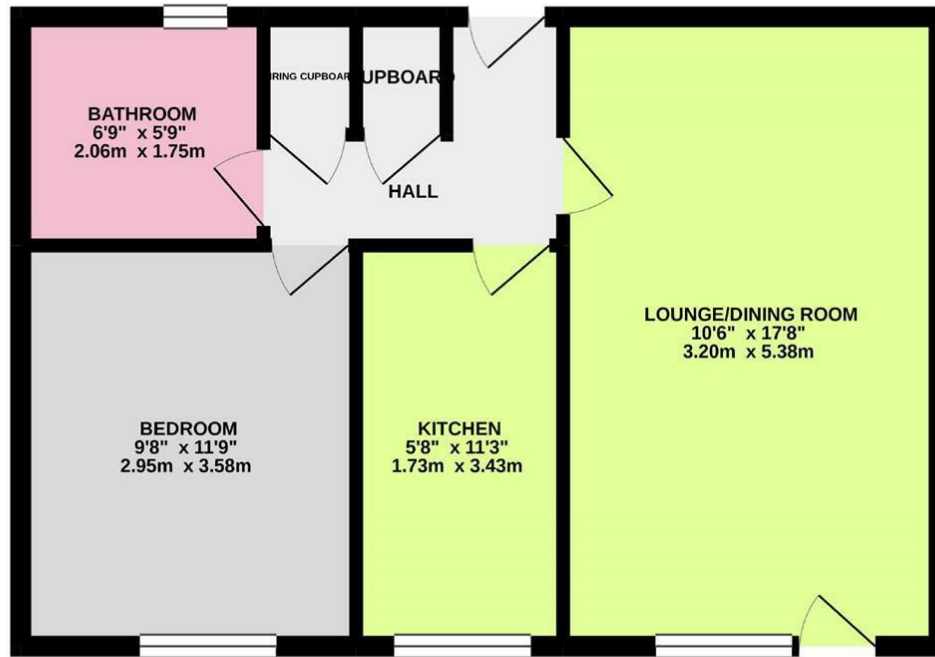
Lease & Maintenance

Lease: 134 years from 25th December 1975 (85 years remaining as of 2024)

Ground rent £300.00pa until 2038.

Maintenance £1200.00pa.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C		65	
(55-68) D			
(39-54) E			
(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.



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