



Flat 1, 5A South Street, Lancing, BN15 8AE  
£900 Per Calendar Month



A well-presented one-bedroom first-floor flat ideally located in the heart of Lancing, situated above a commercial premises and within easy reach of local shops, amenities, and transport links. The property offers an open plan living area and kitchen, a good-sized double bedroom, and a modern bathroom. Conveniently positioned close to Lancing station, bus routes, and the seafront, this property is ideal for a single professional or couple seeking a central and well-connected location. Council Tax Band: A. EPC Rating D. Available mid - end of February.

- One-bedroom first-floor flat
- Central Lancing location
- Above commercial premises
- Open-plan living/kitchen area
- Good-sized double bedroom
- Close to Lancing station
- Easy access to shops & amenities
- Council Tax Band A | EPC D
- Available mid-end February



### **Entrance Hall**

A staircase leads from the ground floor to the flat's front door. Double-glazed window. The area is carpeted throughout and includes storage cupboard, with a pendant ceiling light fitted.

### **Kitchen / Reception Room**

3.35m x 5.13m (11 x 16'10)

The kitchen area is fitted with vinyl flooring and features matching wall and base units. There is a single stainless steel sink with drainer and mixer tap, with cupboards and drawers below, along with additional matching cupboards and drawers above. The space provides room for a washing machine and oven and benefits from part-tiled walls. Carpeted living area with two double glazed windows. Gas central heating radiator.

### **Bathroom**

2.08m x 2.29m (6'10 x 7'06)

Compromising vinyl flooring and part-tiled walls, with a heated towel rail, push-button WC, and a pedestal wash basin with mixer tap. There is a fully tiled shower cubicle, a double-glazed window, and a single ceiling light fitting.

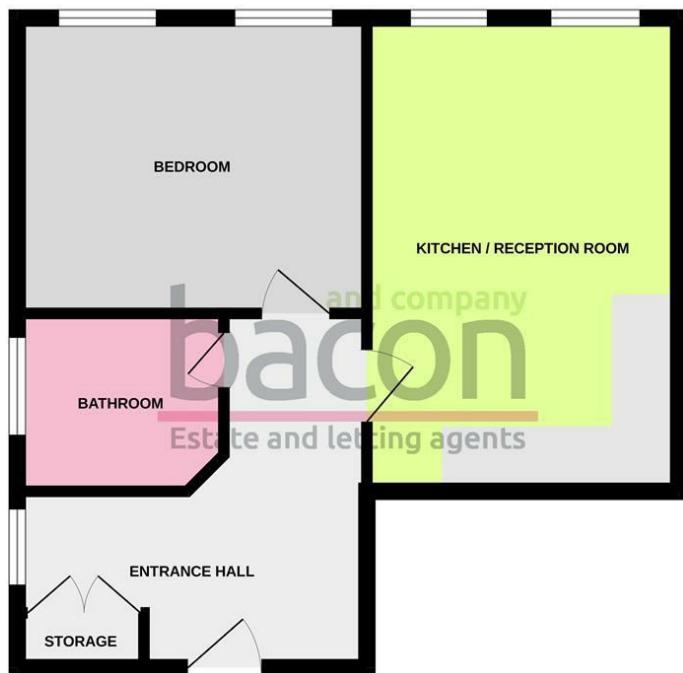
### **Bedroom**

3.12m x 3.61m (10'03 x 11'10)

The bedroom is carpeted throughout and benefits from two double-glazed windows, a gas central heating radiator, and a single pendant ceiling light.



FIRST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.1 sq.m.) approx.  
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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Measured Create



and company  
**bacon**  
Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		70
Not energy efficient - higher running costs		
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.



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT  
01903 524000  
broadwater@baconandco.co.uk