



**Bushby Close, Sompting Lancing BN15 9JW**

fox & sons

**welcome to**

## **Bushby Close, Sompting Lancing**

Fox & Sons welcome to the market this chain free two bedroom ground floor flat just off Croshaw Recreation Ground in Sompting. The property features two well-proportioned bedrooms, living/dining area, kitchen, utility, bathroom, hallway, and communal gardens.



Fox & Sons welcome to the market this chain free two bedroom ground floor flat just off Croshaw Recreation Ground in Sompting. The property features two well-proportioned bedrooms, living/dining area, kitchen, utility room, bathroom, hallway and communal gardens. This property is a stone's throw from the local park, and within easy walking distance of Lancing Village centre. The property is close to local shops, amenities and transport links, and also benefits from excellent road and rail transport links to BRIGHTON and LONDON VICTORIA.

**Lounge**

15' 2" x 11' 7" ( 4.62m x 3.53m )

**Kitchen**

8' 8" x 5' 6" ( 2.64m x 1.68m )

**Utility Room**

8' 7" x 5' 6" ( 2.62m x 1.68m )

**Bedroom 1**

12' 7" x 7' 7" ( 3.84m x 2.31m )

**Bedroom 2**

12' 7" x 6' 3" ( 3.84m x 1.91m )

**Bathroom**

***view this property online*** [fox-and-sons.co.uk/Property/LCG106507](http://fox-and-sons.co.uk/Property/LCG106507)



welcome to

## Bushby Close, Sompting Lancing

- CHAIN FREE
- TWO BEDROOMS
- GROUND FLOOR
- COMMUNAL GARDENS
- CLOSE TO RECREATIONAL GROUND

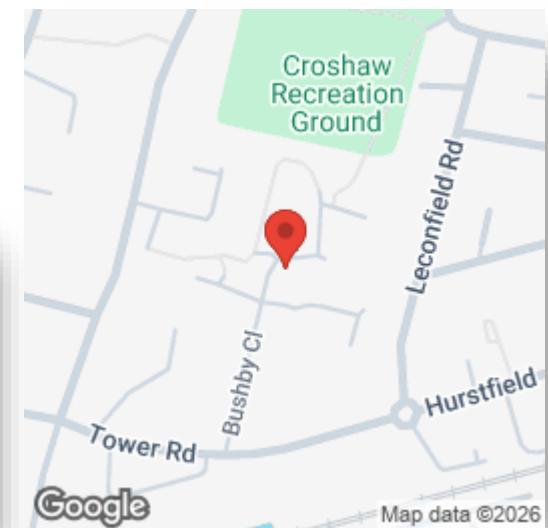
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 620.81

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Dec 1988.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£180,000**



**view this property online** [fox-and-sons.co.uk/Property/LCG106507](http://fox-and-sons.co.uk/Property/LCG106507)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
LCG106507 - 0009



**01903 766041**



Lancing@fox-and-sons.co.uk



8/10 North Road, LANCING, West Sussex,  
BN15 9AE



**fox-and-sons.co.uk**