

30 Crabtree Lane

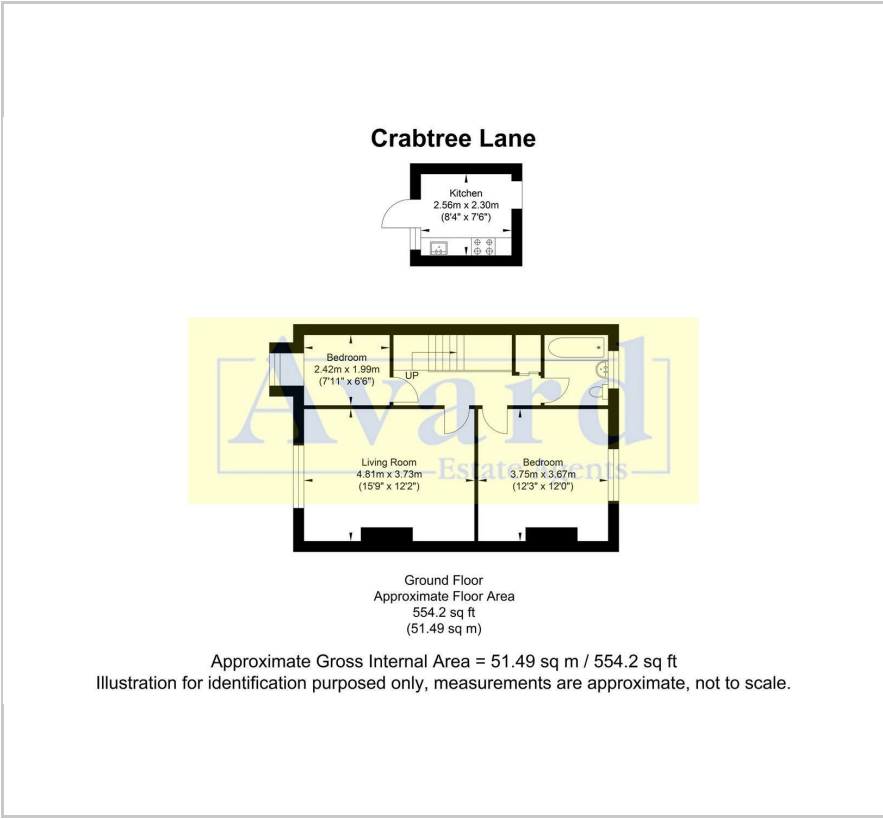
, Lancing, BN15 9PQ

**Guide price £325,000**





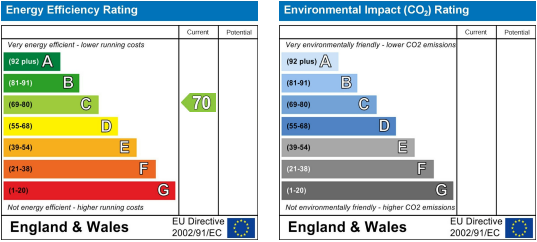
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- Freehold Building
- Total Income £24,000 Per Annum
- Shop With 17 year Lease With No Break Clause
- Rear Garden
- Central Lancing
- Great Investment
- 2 Bed Maisonette
- Shop & Maisonette Together

Guide Price £325,000-£350,000

Nestled in the heart of Central Lancing, this charming apartment on Crabtree Lane offers a delightful blend of comfort and convenience. Built in 1935, the property exudes character while providing modern living essentials.

The property is a 2 bedroom maisonette with a garden and shop which has a lease signed up for 17 years with no break clause. This is an excellent investment in that regard and produces £24,000 a year currently which would give you a yield of 7.4%.

The apartment features a welcoming reception room, perfect for relaxation or entertaining guests. With two well-proportioned bedrooms, it is ideal for small families, couples, or individuals seeking extra space. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the standout features of this property is its prime location. Being in Central Lancing means you are just a stone's throw away from local shops and amenities, making daily errands a breeze. The vibrant community atmosphere adds to the appeal, providing a sense of belonging and ease of access to everything you need.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.