

PEAR PROPERTIES

4 Channel Court Brighton Road, Lancing

Lancing

Offers Over £175,000



4 Channel Court Brighton Road

Lancing

Modern ground floor flat opposite Lancing Beach. Private entrance, double bedroom, stylish kitchen, parking, long lease, low charges. Chain free and ready to move in. Prime location.
Council Tax band: A

Tenure: Share of Freehold

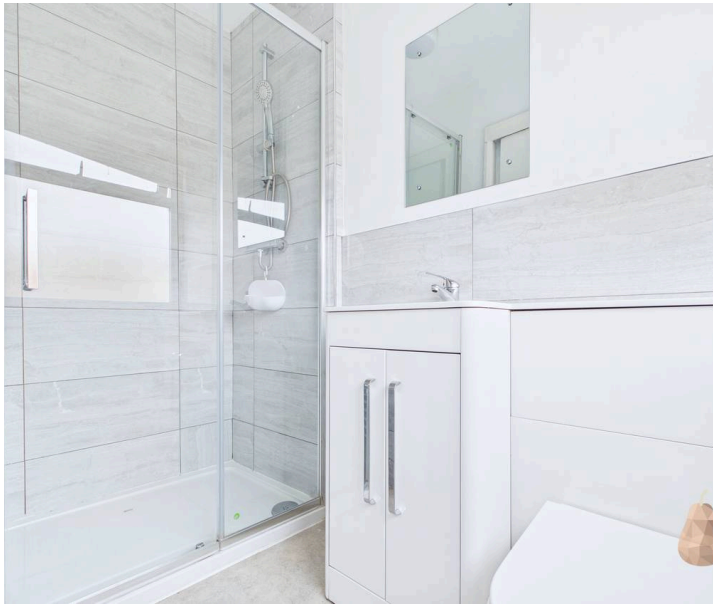
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground Floor Flat
- Private Entrance
- One Double Bedroom
- Popular Location Opposite Lancing Beach & Green
- Recently Fitted Kitchen
- Modern Re-Fitted Shower Room
- Open Kitchen Through Living Room
- Front Patio Parking and Residents Parking
- Long Lease and Low Maintenance Charges
- Chain Free







Hallway
4' 8" x 2' 8" (1.42m x 0.82m)
Double glazed front door in the entrance hall, wood effect laminate flooring which flows through further door in to kitchen.

Kitchen
11' 1" x 8' 11" (3.37m x 2.73m)
A recently fitted kitchen comprising white high gloss units and drawers with integrated oven, hob and extractor.

Living Room
14' 10" x 8' 10" (4.51m x 2.69m)
A light and airy living room with pleasant views over Lancing Beach Green.

Dressing Area
6' 0" x 4' 3" (1.82m x 1.29m)
Dressing area with further storage cupboard.

Bedroom
11' 11" x 7' 9" (3.63m x 2.36m)
Spacious double bedroom with pleasant views.

Shower Room
7' 6" x 4' 3" (2.28m x 1.30m)
A modern tiled bathroom comprising walk in shower cubicle, vanity sink unit with storage cupboard beneath, WC, chrome heated towel rail.

OFF STREET

1 Parking Space

Patio to the front of the property providing private off road parking space.

OFF STREET

1 Parking Space

Residents parking to the rear of the property.







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Approximate total area(1)

36 m²

388 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Pear Properties

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