



7 Warren Court Sompting Road, Lancing, BN15 9HR  
£1,250 Per Month

and company  
**bacon**  
Estate and letting agents




An extremely spacious GROUND FLOOR FLAT which has been redecorated throughout and the benefit of new floor coverings. The kitchen was refitted within recent years and benefits from grey high gloss units with an integrated oven and hob whilst the bathroom offers a white suite with bath and shower over. The two bedrooms are both of a good size and the south facing lounge/dining room has a private door approached from the front of the building, as well as communal front and rear access. All windows are double glazed and there is a full gas central heating system with a combi boiler. In the communal hallway there is additional storage with a locked cupboard as well as an outside store shed. Situated in a most convenient location just a short distance from Lancing's railway station and extensive range of shopping facilities. There is unallocated parking on the development. Council Tax B. EPC C.

- Freshly Painted and New Floor Coverings
- Spacious Ground Floor Flat
- Two Double Bedrooms
- Modern Kitchen Units with Oven and Hob
- Gas Central Heating
- Double Glazing
- Additional Storage Areas
- Bathroom with Bath and Shower Over







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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



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