



Chelmer House, South Street, Lancing, BN15 8BD

Offers Over **£225,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- Two Bedrooms
- Spacious Lounge/Dining Room
- Bright Bathroom Suite
- Allocated Covered Parking
- Close To Seafront
- Walking Distance To Lancing Village And Station
- Ideal First Time Buy
- Well Presented
- Bike Storage

A spacious and well-presented two bedroom first floor flat ideally positioned close to Lancing seafront and village centre. Offered with bright and generously sized accommodation throughout, the property benefits from a separate kitchen, large dual aspect living/dining room, fitted bathroom suite and allocated parking within a covered car port area. South Street is conveniently located for local shops, amenities and mainline railway station, making this an ideal first time purchase, investment or downsize opportunity.





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Internal

The property is accessed via a communal entrance with stairs rising to the first floor. The welcoming hallway provides access to all rooms along with useful storage.

The bright and spacious lounge/dining room offers ample space for both seating and dining furniture with a large window allowing plenty of natural light. A fully fitted kitchen has been updated with a range of matching wall and base units, integrated oven and hob with space and plumbing for additional appliances.

There are two generously proportioned double bedrooms, both enjoying pleasant outlooks and ample space for bedroom furniture. The bathroom comprises an enclosed shower, white suite wash hand basin and low level w.c

External

Externally the property benefits from covered allocated parking/car port parking beneath the building along with additional visitor parking nearby. There is also a secure communal storage area for a bicycle. The development is well maintained and ideally situated within easy reach of the seafront and local amenities.

Situated

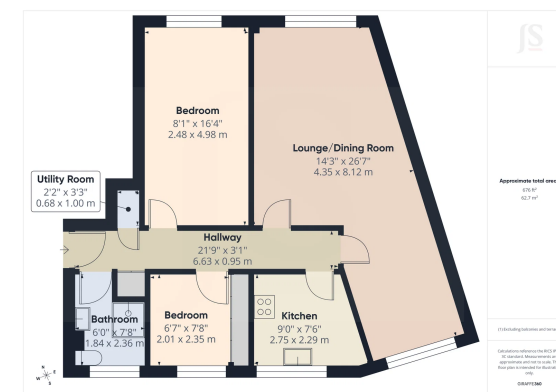
South Street is situated in the heart of Lancing, just moments from the seafront and within close proximity of the village centre offering a range of shops, cafés and everyday amenities. Lancing mainline railway station provides convenient links to Brighton, Worthing and London Victoria, whilst the nearby A27 and A259 offer excellent road connections along the south coast. The property also benefits from being minutes away from the 700 bus stop with regular services throughout the day to Brighton and Worthing

Outgoings/Lease

Service charge - approx £1600 per year

98 years left on the lease





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.