



5 Southon View Western Road, Lancing, BN15 8RT
£1,250 Per Calendar Month



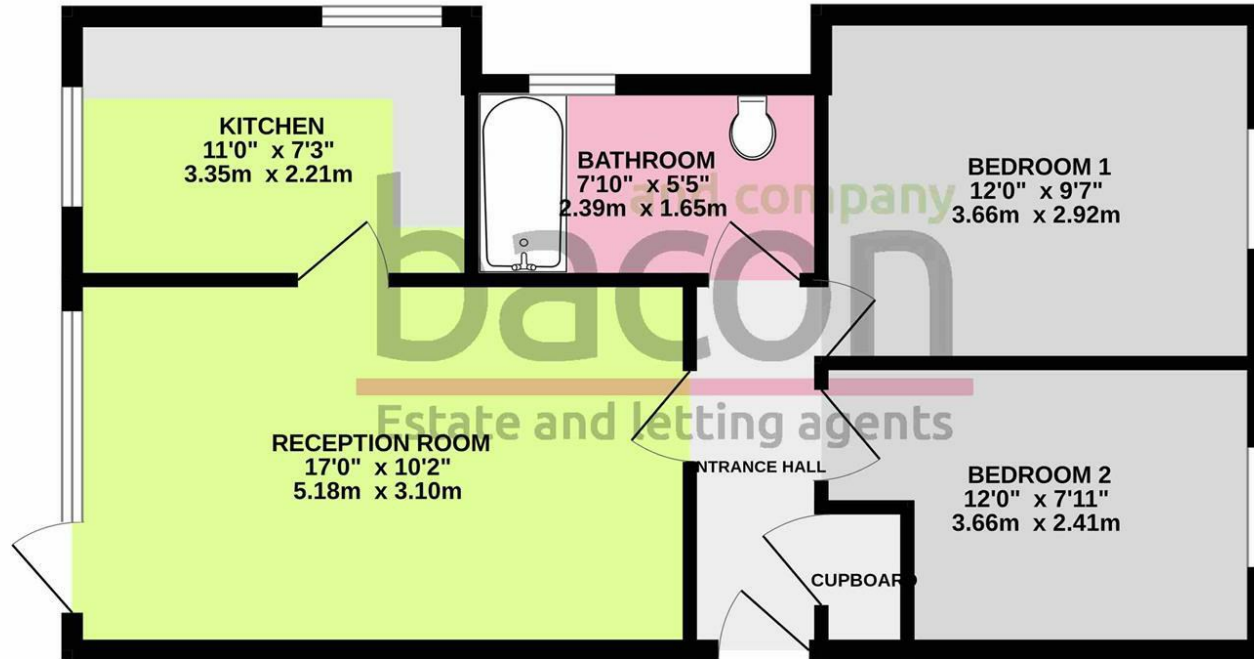
This refurbished second floor flat is situated in a great location, overlooking Brooklands lake and just a few moments away from the seafront. Having been the subject of much improvement this two bedroom flat benefits from a brand new fitted kitchen with excellent range of high gloss units, good size west facing lounge with balcony and bathroom with white suite including a bath and shower over. The flat has been redecorated throughout and has the benefit of new floor coverings. Heating has recently been upgraded with energy efficient HHR heaters and is fully double glazed plus there is a garage. EPC: E Council Tax Band B.







GROUND FLOOR



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