



Knights Gate, Sompting, Lancing, BN15 0AP

From £260,000



Property Type: Ground Floor Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

- Exciting New Development - Two Bedrooms
- Ground Floor And First Floor, with own Front Door.
- Three Remain
- Good Sized Kitchen/Living Room
- En Suite Shower Room
- Allocated Parking Space & EV Charging Point
- Underfloor Heating Throughout
- Integrated Neff Appliances
- Lift To First Floor Flat - Plot 5 Remaining
- 10 Year ICW Warranty

****LAST THREE REMAINING****

An exciting opportunity to acquire one of the last remaining plots of these brand new apartments/home within this newly built property. Featuring a total eight two bedroom apartments and a three bedroom end of terrace family home. All properties benefit long leases, modern features/fittings throughout and being situated in a convenient location. Apartments priced from £260000





LAST THREE REMAINING

An exciting opportunity to acquire one of the last remaining plots of these brand new apartments/home within this newly built property. Featuring a total eight two bedroom apartments and a three bedroom end of terrace family home. All properties benefit long leases, modern features/fittings throughout and being situated in a convenient location. Apartments priced from £260000

Description

This luxurious and well built home forms a part of history, specification include high interior specification and smart home technology combined with energy efficiency throughout. Additional benefits include underfloor heating, vehicle charging points and air source heat pumps. Internally the apartments benefit from generous windows and low sills, modern fitted en suite bathrooms and built in wardrobes, flooring is included and integrated Neff appliances, as well as a boiling water tap in the kitchen. Parking is offered, with one allocated space per flat. A lift services apartments on the first and second floor. Breakdown of Apartments

THE APARTMENTS - PLOTS 2-9

Eight generous apartments are arranged over - the ground floor, with private gardens, the first floor with communal space/gardens and on the second floor benefitting private roof terraces. All eight apartments offer expansive two-bedroom accommodation, complete with designer en-suite and family bathrooms. Each boasts an impressive open plan Kitchen/Living Room, with those in the penthouses opening out onto fabulous roof terraces offering views across the surrounding countryside and fields. A stairway and passenger lift provides easy access all floors (with the exception of Plots 4 & 7 which benefit from their own private entrances).

SITUATED

Sompting Village is situated less than 2 miles from Lancing's mainline train station and Lancing Village which also offers all types of amenities. There is a bus route with a frequent service which will take you almost anywhere along the south coast. The school catchment area is Sompting Village Primary and is within walking distance. If you are travelling a bit further then the A27 is close by making commuting to Worthing, Brighton or even London a breeze.

LEASE

Remainder of a 999 year lease - approx. 998 remaining
Service Charge anticipated to be approximately £1,400 per annum per property (will vary depending upon lift access)
COUNCIL TAX BAND TBC

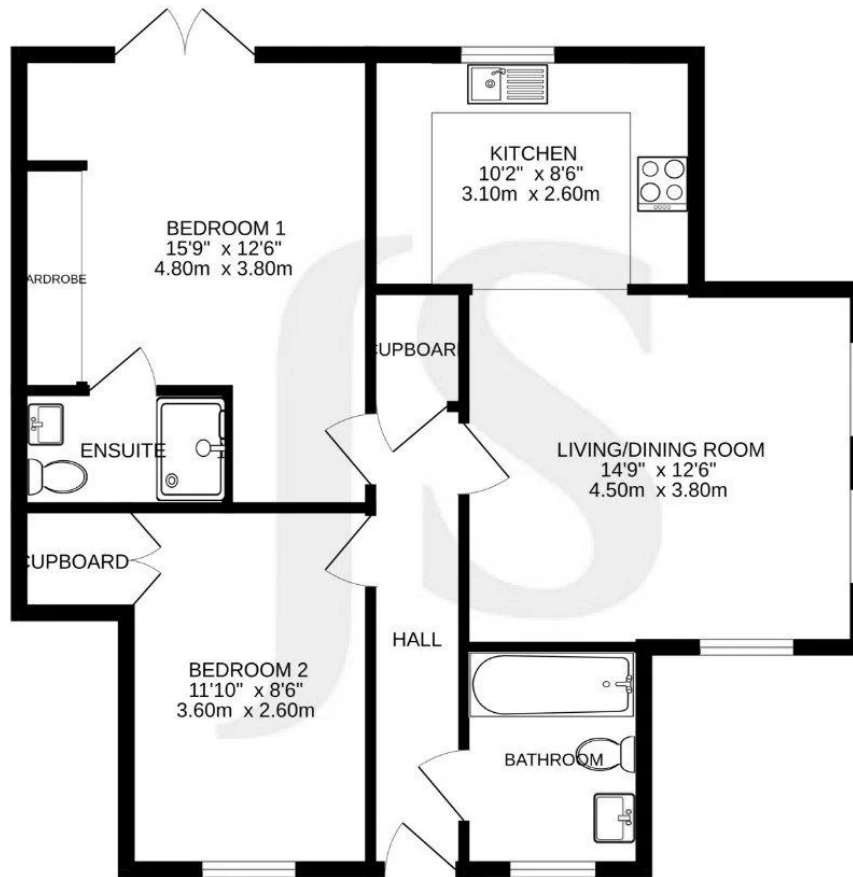
SPEC

Composite front door
UPVC fascias and soffits
UPVC casement dark grey windows
Slate roof covering
Brick and flint elevations
Front and rear external lighting
Landscaped communal grounds to the rear
One allocated parking space per property
External communal bin and cycle store
Block paved driveways and parking areas
Indian sandstone paving to private ground floor patio area
Roof Gardens to Penthouses
Bonded gravelled pathways
Private patio areas enclosed by metal railings
Environmental

One EV charging point per flat
Roof mounted solar panels
Air Source Heat Pumps
Low energy pendant lighting to all other rooms
LED low energy downlights to kitchen and bathrooms
Underfloor heating throughout

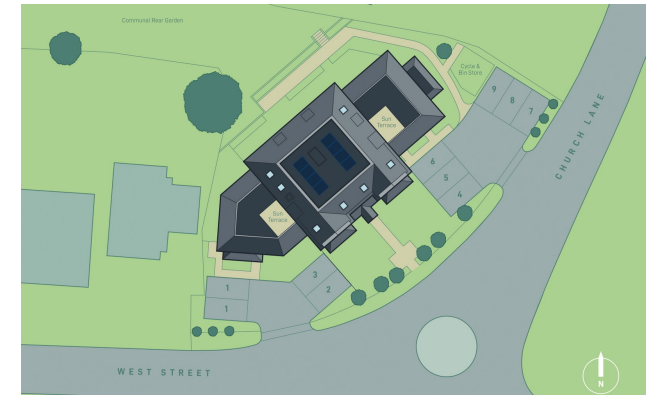


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Whilst we endeavour to make out 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	