



PEAR
PROPERTIES



St. Roberts Lodge Sompting Road, Lancing
Lancing

Offers Over £185,000



5 St. Roberts Lodge Sompting Road

Lancing, Lancing

Spacious 2 bed flat with south facing lounge, large kitchen, bathroom plus WC, residents parking, chain free, new 125 year lease, close to shops and station. Ideal for professionals or families.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Top Floor Purpose Built Flat
- Two Double Bedrooms
- South Facing Lounge
- Double Aspect Spacious Kitchen
- Bathroom & Separate WC
- Residents Parking
- Chain Free
- New 125 Year Lease
- Close To Shops & Railway Station
- Please Take A Look At Our Virtual Tour



Lounge

12' 10" x 15' 10" (3.91m x 4.82m)
Spacious dual aspect living room.

Bedroom One

11' 8" x 12' 0" (3.56m x 3.66m)
South facing spacious double bedroom

Bedroom Two

8' 8" x 12' 6" (2.63m x 3.80m)
Dual aspect second double bedroom

Kitchen

7' 2" x 11' 11" (2.19m x 3.62m)
Fitted kitchen with a range of wall and base units, space for appliances and small dining table and chairs

Bathroom

5' 4" x 5' 7" (1.63m x 1.71m)
A partially tiled bathroom comprising bath with shower attachment and hand wash basin.

WC

2' 8" x 4' 11" (0.82m x 1.50m)
WC adjacent to bathroom.

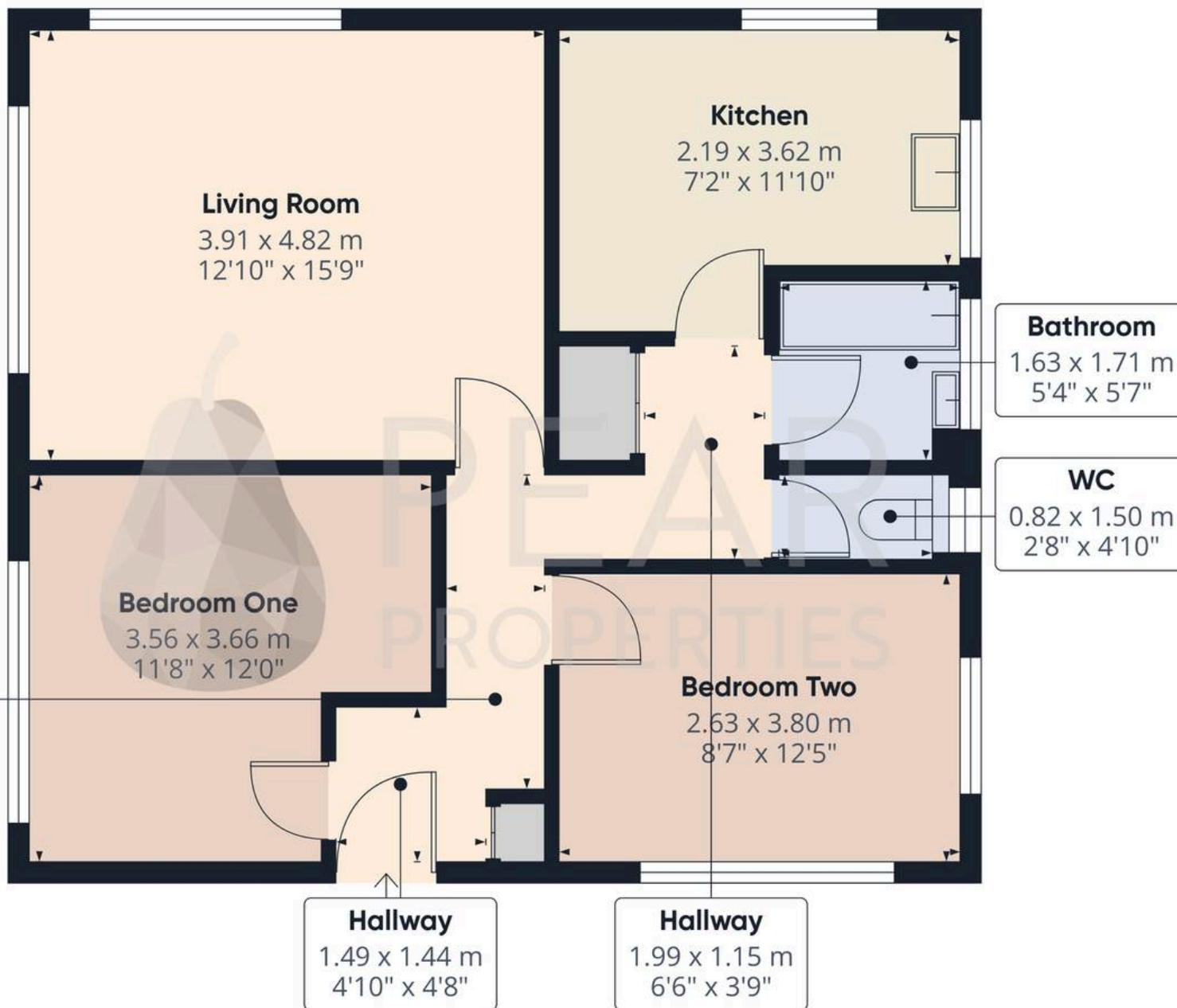


OFF STREET

1 Parking Space

Non Allocated Residents parking





Approximate total area⁽¹⁾

61.8 m²
665 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.

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Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk