



**Carnforth Road, Sompting, BN15 9RX**

**£250,000**



**Property Type:** Maisonette

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- End Of Terrace Maisonette
- Two Bedrooms
- West Facing Lounge
- Modern Fitted Kitchen
- Ground Floor W.C
- Private Entrance
- Allocated Parking Space
- Well Presented Throughout
- Long Lease
- Communal Gardens

A well presented end of terrace maisonette with its own private entrance, two bedrooms, west facing lounge, modern kitchen and allocated parking, located within a secluded development also benefiting from a long lease.





## Summary

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## Internal

From your private front door are welcomed into the entrance hall, from here there is a ground floor W.C and stairs leading to the first floor with storage cupboard beneath and allocated study area. The lounge has a westerly aspect with sliding doors opening onto the communal gardens. The kitchen has a range of matching wall and base units, fitted worksurfaces, inset ceramic hob with oven beneath and extractor fan above, integrated fridge freezer and dishwasher and further space and plumbing for washing machine. On the first floor there are two bedrooms both having built in storage cupboards and the family bathroom that comprises a panel enclosed bath with shower over and a vanity unit incorporating a button flush W.C, hand wash basin and storage cupboard.

## External

The property is surrounded by well maintained communal gardens, and benefits from an allocated parking space with visitor parking also available.

## Outgoings

Lease - 159 years remaining

Maintenance - £1400 approx. pa

Ground Rent - Peppercorn

Council Tax Band B





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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.