



**Orchard House Crabtree Lane, Lancing BN15 9PE**

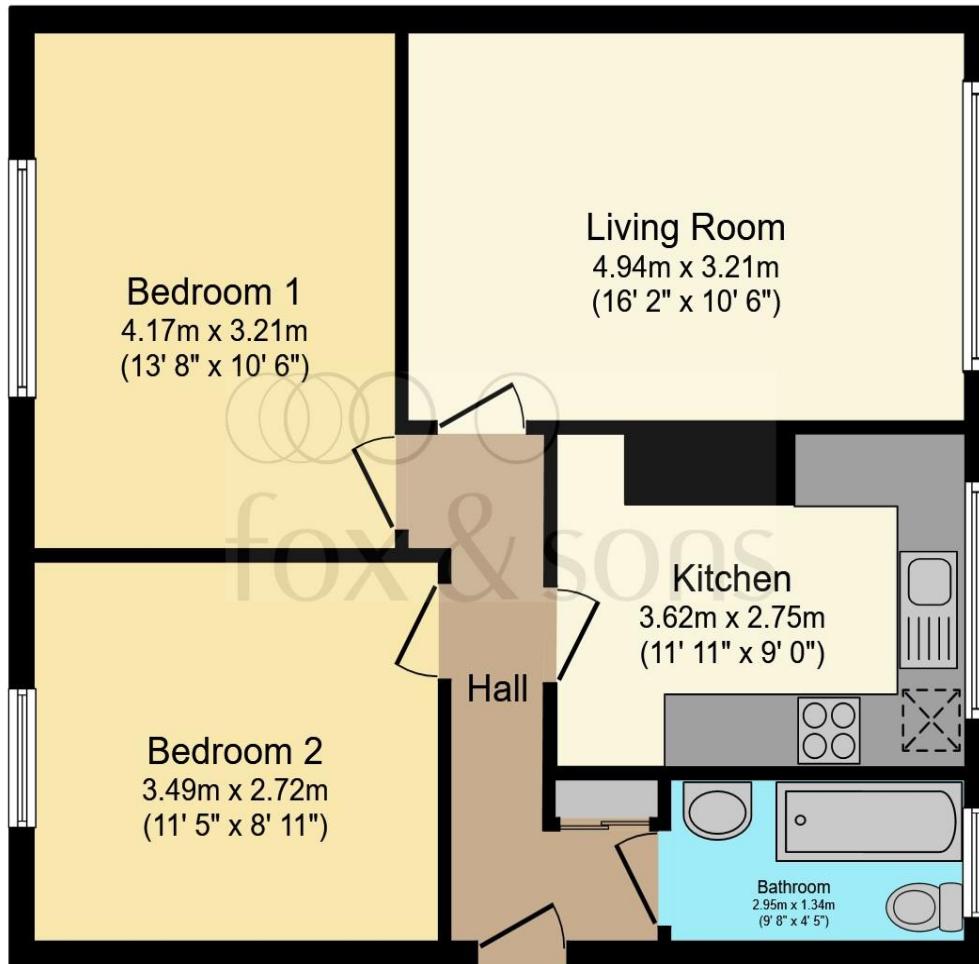
fox & sons

**welcome to**

## **Orchard House Crabtree Lane, Lancing**

Fox and Sons are delighted to present this END OF CHAIN ground floor flat to the market. Located close to both shops and transport links, this two bedroom flat offers a south facing rear garden and ample living space.





### Hall

### Living Room

16' 2" x 10' 6" (4.93m x 3.20m)

### Kitchen

11' 11" x 9' (3.63m x 2.74m)

### Bathroom

9' 8" x 4' 5" (2.95m x 1.35m)

### Bedroom 1

13' 8" x 10' 6" (4.17m x 3.20m)

### Bedroom 2

11' 5" x 8' 11" (3.48m x 2.72m)

Total floor area 61.9 m<sup>2</sup> (666 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Orchard House Crabtree Lane, Lancing

- End of Chain and Recently Renovated
- Two Bedroom Ground Floor Flat
- Private Garden
- Close to Train Station and Shops
- Vacant Possession

Tenure: Leasehold EPC Rating: C

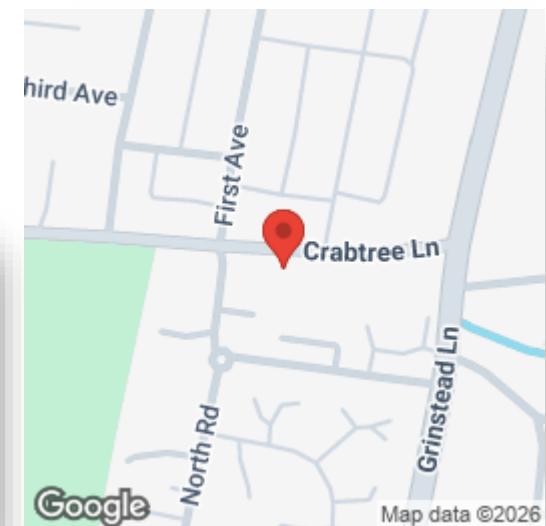
Council Tax Band: B Service Charge: 700.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Dec 1988.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers in excess of

**£230,000**



view this property online [fox-and-sons.co.uk/Property/LCG106498](http://fox-and-sons.co.uk/Property/LCG106498)

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Property Ref:  
LCG106498 - 0006



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