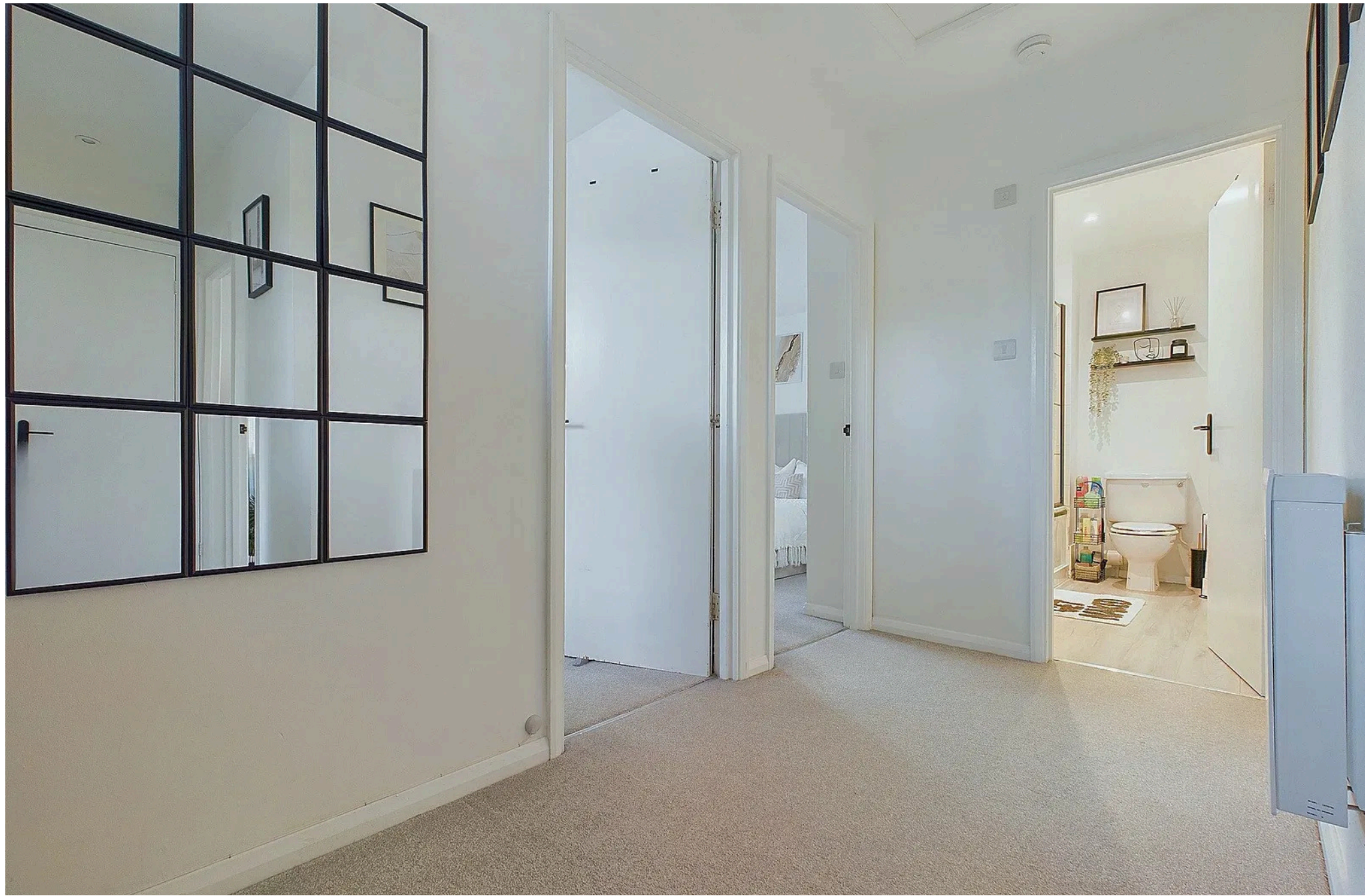




Shermanbury Court, Carnforth Road, Sompting, Lancing, BN15 9RX

£240,000





An extremely well presented and generously proportioned maisonette arranged over two floors with its own private entrance, two double bedrooms, modern fitted kitchen and bathroom, also benefiting from allocated parking and a long lease. Perfect for first time buyers/investors



Key Features

- Maisonette
- Two Double Bedrooms
- Private Entrance
- Westerly Aspect Lounge
- Modern Fitted Kitchen
- Modern Bathroom
- Allocated Parking Space
- Long Lease
- Communal Gardens
- Ideal First Time Buy/ Investment

 **2 Bedrooms**

 **1 Bathroom**

 **1 Reception Room**

INTERNAL

A private entrance opens into a ground floor hall area with stairs leading to a spacious landing with doors leading to all rooms and access to a generous storage / pantry cupboard. The well proportioned living room has a westerly aspect looking over the communal gardens. The kitchen being modern fitted has a range of matching wall and base units with fitted worksurfaces incorporating a breakfast bar, induction hob with concealed extractor above and oven beneath, integrated fridge freezer, dishwasher and washing machine. There are two double bedrooms and a modern family bathroom that comprises panel enclosed bath with mixer tap and hand held shower attachment, with additional shower over, pedestal hand wash basin, and low level flush W.C.

OUTGOINGS

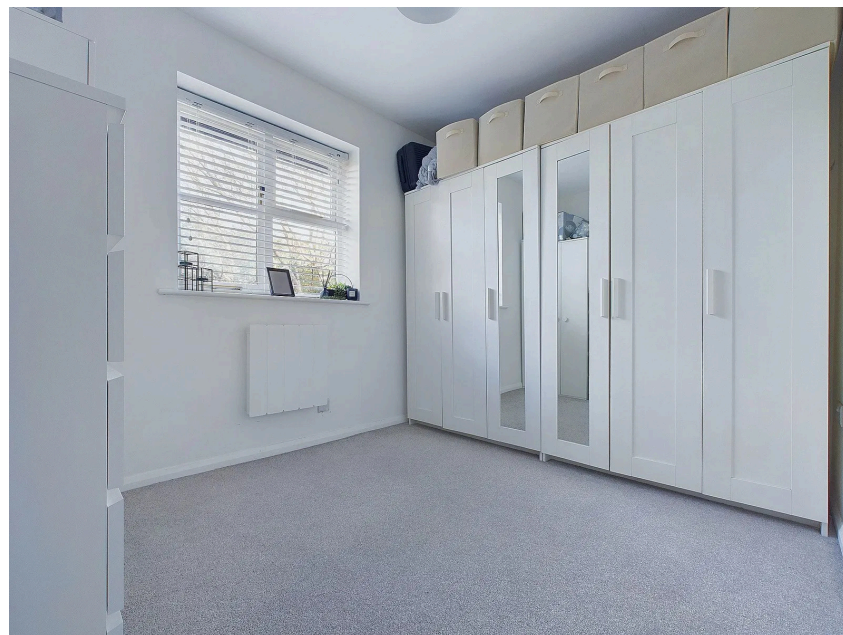
Lease - 160 years remaining
Maintenance - Approx. £1400 pa
Ground Rent - Peppercorn
Council Tax Band B

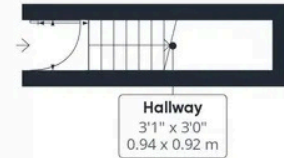
EXTERNAL

There are communal gardens surrounding the property with allocated parking and additional visitor parking bays

SITUATED

Located in Carnforth Road, the property is conveniently situated with Lancing Train Station and amenities on North Road and South Street , Brooklands park and lake and the seafront all within a miles distance. Beach Green and the popular Perch Café are approximately one and a quarter mile away.





Hallway
3'1" x 3'0"
0.94 x 0.92 m

Floor 0



Floor 1

Approximate total area⁽¹⁾
641.09 ft²
59.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: B

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