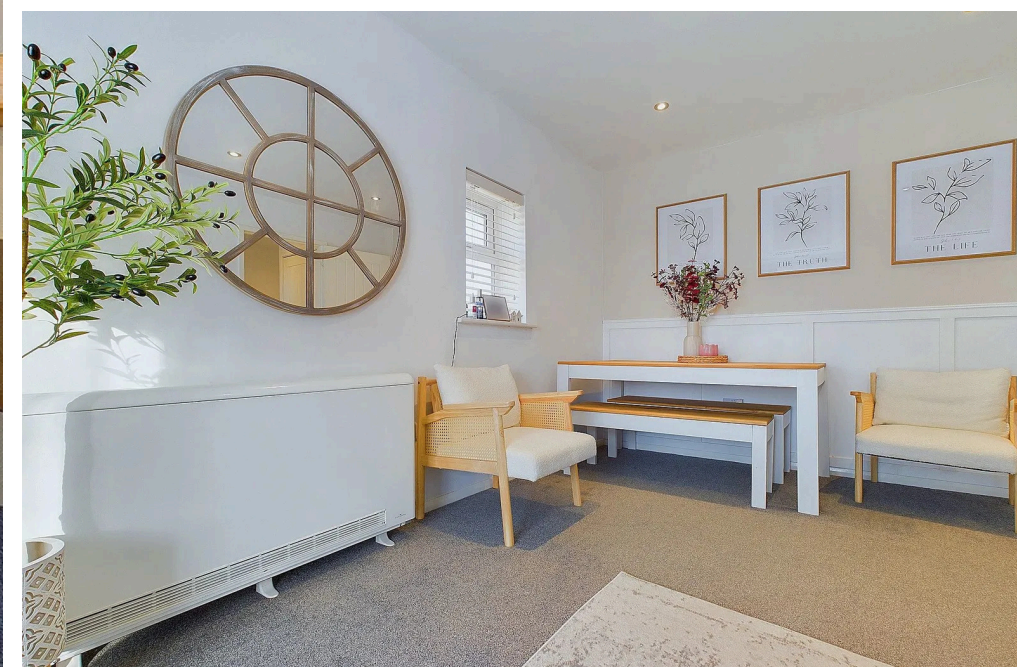
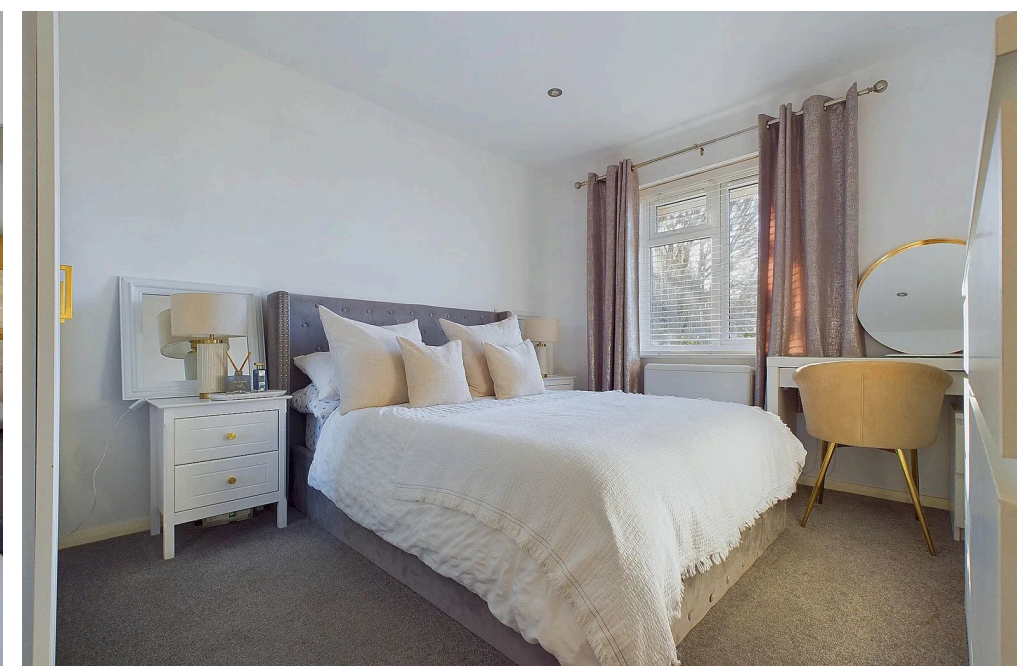
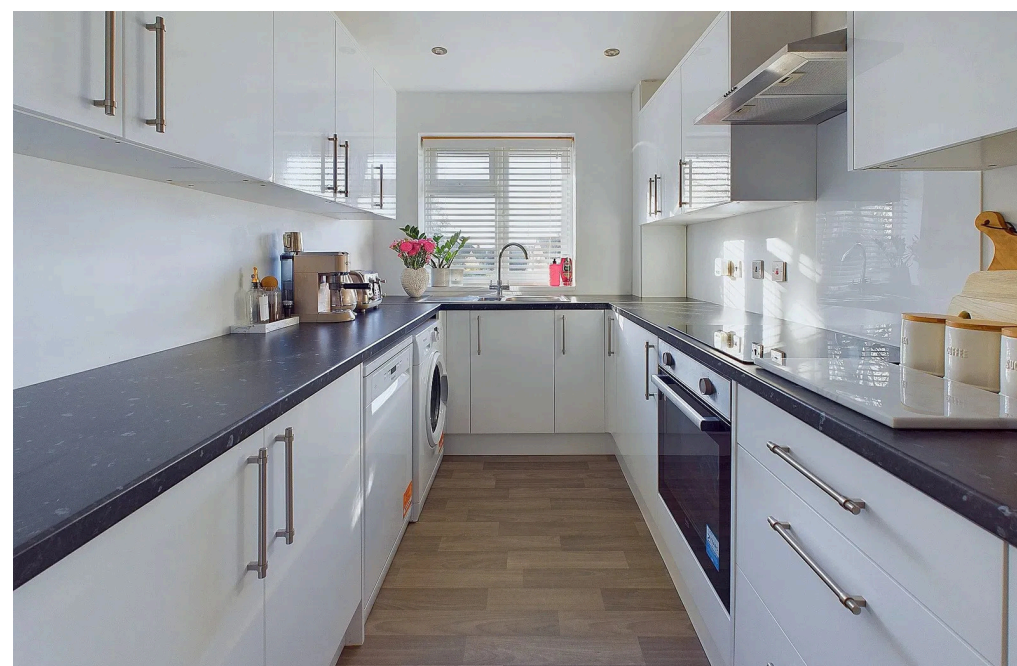




**The Sycamores, 65, Sompting Road, Lancing, BN15 9LB**  
**£210,000**



An extremely well presented one bedroom first floor flat with south facing lounge, modern kitchen and bathroom. The property also benefits from a garage and long lease and is close to local amenities and transport links.



# Key Features

- First Floor
- One Double Bedroom
- Dual Aspect Living Room
- Modern Fitted Kitchen
- Modern Bathroom
- Garage
- Long Lease
- Close to Amenties / Transport
- Communal Gardens
- Well Presented Throughout



**1 Bedroom**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Entry via the communal entrance with stairs up to the first floor. The front door opens into the entrance hall with two good size storage cupboards and doors to all rooms. The living room is dual aspect with southerly and westerly aspects and offers space for lounge and dining furniture, sliding doors open with Juliette balcony overlooking the communal gardens. The kitchen has a range of matching wall and base units with fitted worksurfaces, inset ceramic hob with extractor fan above and oven beneath, one and a half bowl sink and drainer with mixer tap, space and plumbing for washing machine, dishwasher and fridge freezer. There is a well proportioned double bedroom with a southerly aspect and a modern fitted bathroom with panel enclosed bath with mixer tap and shower over, vanity unit incorporating a button flush W.C, hand wash basin and storage cupboards.

## OUTGOINGS

Lease - 149 years  
Maintenance -  
Ground Rent -  
Council Tax Band A

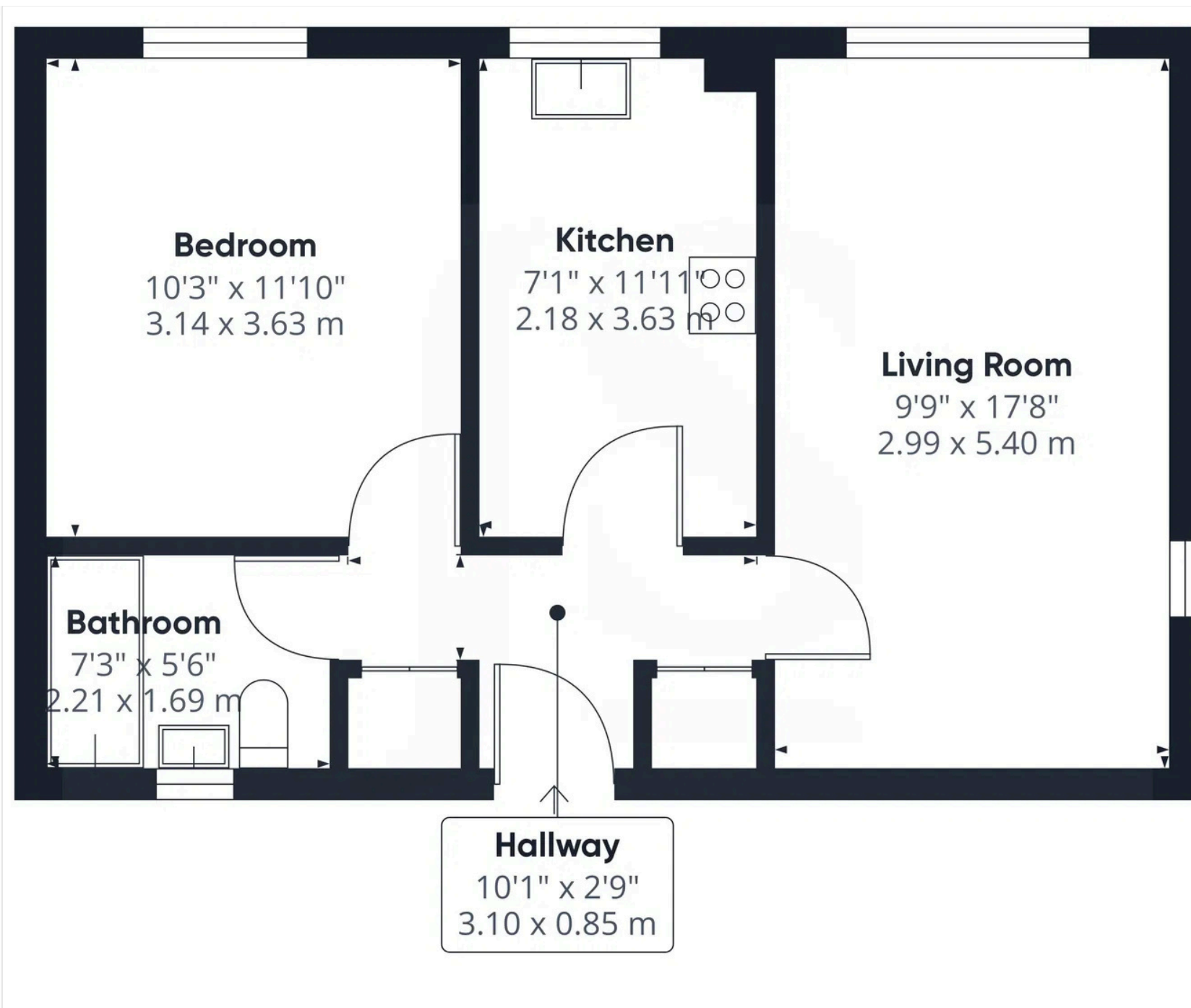
## EXTERNAL

The property is surrounded by well maintained communal gardens and driveway leading to the rear of the property to the garage.

## SITUATED

Conveniently located with local convenience store near by on Sompting Road, with further amenities and Lancing train station within half a mile. Lancing seafront and Beach Green where the popular Perch Café can be found is just under a mile away.





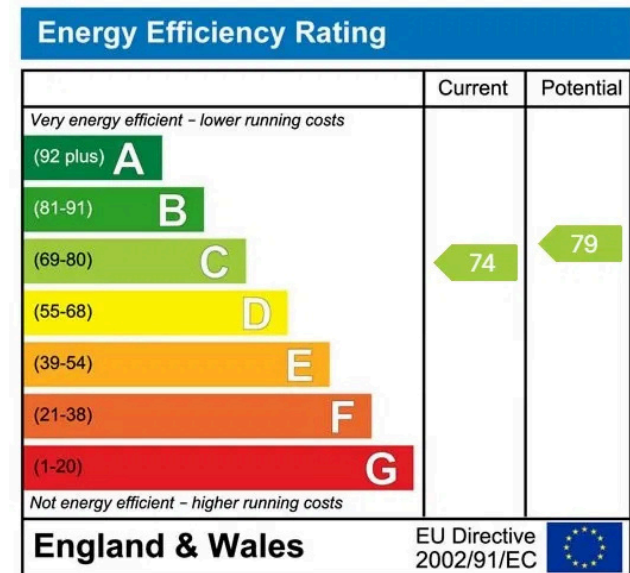
Approximate total area<sup>(1)</sup>  
 479.95 ft<sup>2</sup>  
 44.59 m<sup>2</sup>

(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: Leasehold

Council tax band: A

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.