



## Lancing

21 Laburnum Close, Lancing, West Sussex, BN15 8QA

**Offers Over £200,000** Leasehold

Michael  
**Jones**  
& Bacon

- Beautifully Presented Maisonette
- Private Entrance
- Three Storey Accommodation
- Two Double Bedrooms
- Double Aspect Living/Dining Room
- Modern Style Kitchen
- Contemporary Bathroom
- Gas Fired Central Heating
- uPVC Double Glazing
- Private Garden
- Garage in Compound
- Close To Beach Green & Sea

The accommodation with approximate room sizes comprises as follows:

#### **PRIVATE ENTRANCE**

uPVC double glazed frosted front door to:

#### **RECEPTION HALL**

Cupboards, radiator with thermostat to half landing, textured ceiling, staircase to;

#### **FIRST FLOOR LANDING**

Textured and coved ceiling, uPVC double glazed window.

#### **DOUBLE ASPECT LIVING/DINING ROOM**

22'6" x 10'3" (6.86m x 3.12m) Providing a double aspect, TV point, uPVC double glazed front aspect window, uPVC double glazed full height rear aspect window providing a

Southerly aspect, telephone point, double radiator, deep recess storage cupboard.

#### **MODERN FITTED KITCHEN**

7'11" x 8'8" (2.41m x 2.64m) A range of L-shaped working surfaces with inset single drainer sink unit with mixer tap and Diplomat four ring ceramic hob with oven beneath, range of white faced base units and drawers with space and plumbing for washing machine & dishwasher, matching wall mounted units, uPVC double glazed window, space for upright appliance, part tiled walls in complimenting ceramics, spot lighting, slate effect flooring.

#### **SECOND FLOOR LANDING**

uPVC double glazed window, textured and coved ceiling.

#### **BEDROOM ONE**

11'11" x 10'6" (3.63m x 3.2m) uPVC double glazed window providing south facing aspect, TV point, radiator, deep walk in wardrobe, textured and coved ceiling.

#### **BEDROOM TWO**

10'4" x 7'5" (3.15m x 2.26m) uPVC double glazed window, radiator with thermostat, tv point, cupboard housing Glow Worm combination boiler, textured and coved ceiling.

#### **MODERN STYLE BATHROOM**

White suite comprising panelled bath with fitted shower attachment with shower screen, pedestal wash hand basin, low level WC, uPVC frosted double glazed window, radiator with thermostat, high level cupboards, complimenting floor covering, tiled walls.



### PRIVATE REAR GARDEN

Private section of rear garden being predominantly South facing and mainly laid to shingle with flower, shrub and tree border, raised decked patio area.

### GARAGE

In compound within the development.

### TENURE

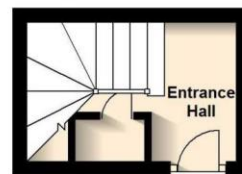
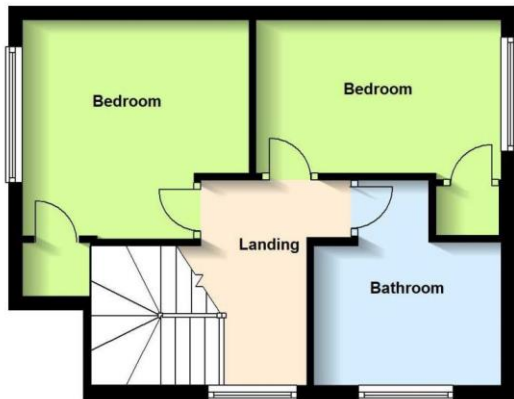
Service Charge: £75 per month, including Ground Rent and Buildings Insurance

## Viewing

Strictly by appointment through Michael Jones & Company.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC	57	70

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales	EU Directive 2002/91/EC	54	69

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