



## Lancing

1 Freshbrook Court, Freshbrook, Lancing, West Sussex, BN15 8DT

**Guide Price £120,000** Leasehold

Michael  
**Jones**  
& Bacon

- Ground Floor Retirement Flat
- Chain Free
- One Double Bedroom
- 16' Lounge Overlooking Communal Gardens
- 13' Bedroom
- Easy Access to Lancing Village
- Close Train Station
- Good Range of Communal Facilities
- Communal Parking
- Lift Access
- Emergency Care Alarm System
- Live in House Manager

The accommodation with approximate room sizes comprises as follows:

Security entry phone and door opening to:

#### **COMMUNAL ENTRANCE**

Door with spy hole opening to:

#### **ENTRANCE HALL**

Wall mounted heater, wall mounted emergency pull cord system, built in double cupboard housing water tank.

#### **LIVING ROOM**

13'6" x 11'3" (4.11m x 3.43m) Feature fireplace surround with electric fire inset, uPVC double glazed window overlooking garden, electric radiator, TV point, telephone point, emergency pull cord.

#### **KITCHEN**

13' x 5'9" (3.96m x 1.75m) Roll top work surface with inset single drainer sink with cupboards and drawers under, matching eye level wall cabinets, four ring electric hob with stainless steel effect filter hood over, eye level double oven, part tiled walls, space for fridge/freezer, telephone point emergency pull cord.

#### **BEDROOM**

12'5" x 10'1" (3.78m x 3.07m) Double glazed window, electric radiator, built in triple wardrobe, emergency pull cord.

#### **SHOWER ROOM/WC**

Walk in shower with non slip floor, seat and rail with electric shower over, pedestal wash hand basin, low level WC, ladder style radiator, extractor fan, wall mounted cupboard.

#### **OUTSIDE AND GENERAL**

#### **COMMUNAL GARDENS**

Located to the rear of the property being majority lawned with seating areas, mature and well stocked flower, tree and shrub borders.

#### **RESIDENTS FACILITIES**

The development benefits from numerous communal facilities which include communal lounge, communal laundry, dustbin area, residents activities. A range of activities are organised by the manager.



## TENURE

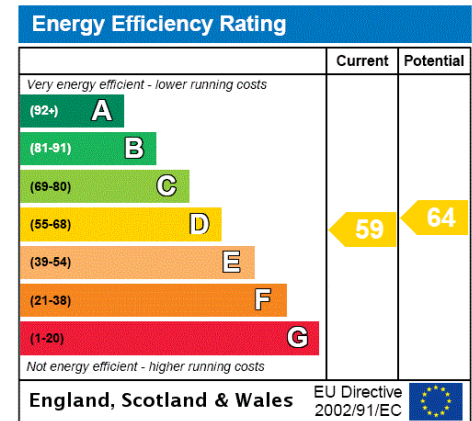
Lease: 99 years from 1987

## 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.





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