



Lancing

1 Priory Gate, North Road, Lancing, West Sussex, BN15 9BE

Guide Price £170,000 Leasehold

Michael
Jones
& Bacon

- NO ONGOING CHAIN
- Ground Floor Apartment
- Village Centre Location
- Double Aspect Living/Dining Room
- Double Bedroom
- Modern Style Bathroom
- uPVC Double Glazing
- Private Parking Space
- Viewing Recommended

The accommodation in more detail comprises as follows:

Part glazed front door with security entry phone system leading to:

COMMUNAL RECEPTION HALL

Personal front door to:

RECEPTION HALL

Security entry phone, linen cupboard housing pre insulated cylinder tank with immersion heater, textured and coved ceiling.

LIVING/DINING ROOM

16'2" x 12'1" (4.93m x 3.68m) TV point, night storage heater, double aspect with two uPVC double glazed windows, textured and coved ceiling.

KITCHEN

11'10" (max) x 8' (3.6m (max) x 2.44m) Range of matching wall and base units complimenting by work surface areas together with part tiled walls and contrasting flooring, inset single drainer sink, four ring electric hob with electric oven below, plumbing and space for appliances, cooker hood canopy, textured and coved ceiling, uPVC double glazed window.

BEDROOM

11'10" x 11'10" (max) (3.6m x 3.6m (max)) Electric heater, textured and coved ceiling, uPVC double glazed window.

BATHROOM

Modern style white suite comprising panelled bath, independent shower unit, pedestal wash hand basin, low level WC, part tiled walls, contrasting flooring, extractor fan, textured and coved ceiling, uPVC double glazed window.

OUTSIDE & GENERAL

COMMUNAL GARDENS

Surround the development.

COMMUNAL DUSTBIN AREA & WASHING LINE AREA

To the rear.

PRIVATE PARKING SPACE

To the rear of the development together with visitors parking.

Ground rent, maintenance charge and lease details to follow.

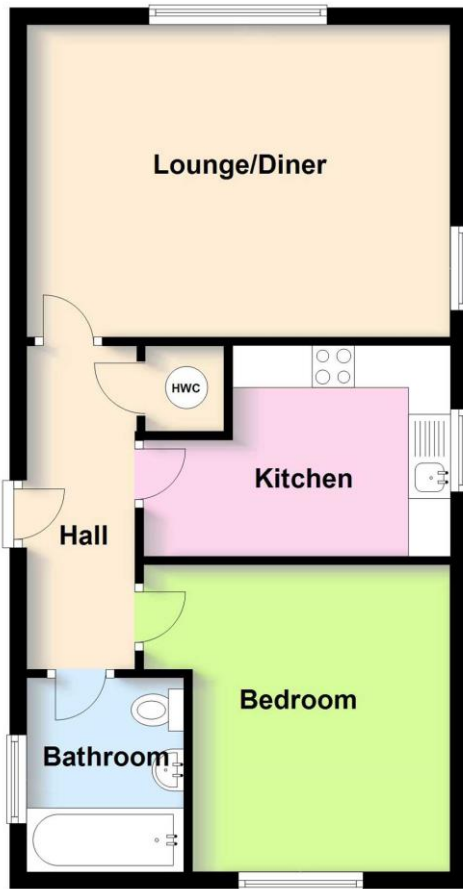
Viewing

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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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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	55
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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