



Osborn
Frankling

East Lodge, Lancing, West Sussex BN15 8BQ

£225,000 (Share of Freehold)

- **One Bedroom Flat**
- **Well Presented**
- **Open Plan Living/Kitchen Installed 2021**
- **Modern Bathroom Suite Installed 2022**
- **Double-glazed Windows, with Shutters**
- **Pressurised Hot Water System**
- **Electric Heating**
- **Underfloor Heating to Living Area**
- **Fully Re-Wired**

Osborn Frankling are delighted to offer for sale this one bedroom well-presented flat. Accommodation comprises open plan living/kitchen, bedroom, and bathroom.

Lancing Village centre offers a comprehensive range of shopping facilities, library and doctors' surgeries, schools for all age groups including the prestigious Lancing College and Brooklands Wildlife Park. There are numerous sports and leisure facilities, and it is close to the beach and sea front.

The A27 is easily accessible, with commuting along the coast to Worthing or Brighton and A24 and A23 giving access to Gatwick. Lancing also has its own mainline railway station, giving access to London.

Accommodation Comprises: Composite front door leading to:

Entrance Hall: Radiator. Double-glazed window, with shutters. Two built-in cupboards. Tiled floor.

Open Plan Living Accommodation:

Living Area: Radiators. Two double-glazed windows, with shutters. Telephone and TV points.

Kitchen Area: Comprising a range of wall and base units, with laminate work surfaces. Integrated electric oven and hob, with extractor fan over. Integrated washer Dryer, dishwasher, and fridge/freezer. Sink and drainer unit, with mixer tap. USB socket outlet. LED lighting. LED under and over cabinet lighting. breakfast bar with built in units.

Bedroom: Radiators. Double-glazed window. Wardrobe cupboard, with sliding doors. USB Socket.

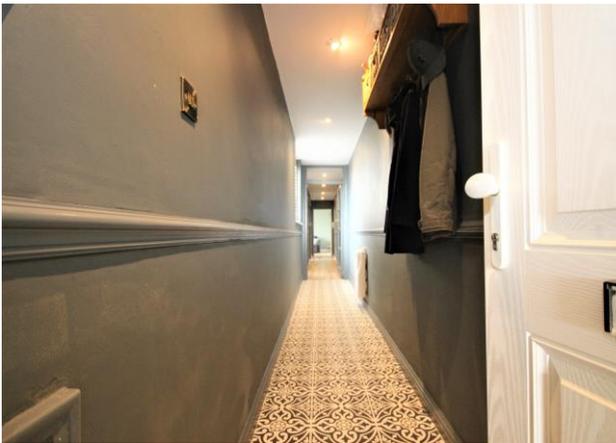
Bathroom: Modern suite comprising wash hand basin set in a vanity unit. Panelled bath, with shower over. Push button W.C. Tiled walls. Radiator/heated towel rail. Two double-glazed windows. Built-in cupboard. Shaver point. Electrically heated LED back lit mirror. Thermostatic mixer shower. Foldaway shower screen.

Agents Notes

Maintenance £1330 PA Share of Freehold

Council Tax Band A

Private Owned Bike Store.



Osborn Frankling Estate Agents

EPC to follow

www.sellinghomes.co.uk

Steyping Office: 39 High Street | Steyping | West Sussex | BN44 3YE | 01903 814888



N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.