



2, Penncroft, Elm Grove, Lancing, BN15 8PD

Per Month £975 Per Month

A very well presented ground floor one bedroom apartment located close to Lancing Village, just moments from the mainline railway station, local shops, restaurants and bus services. The generous accommodation comprises entrance hall, double aspect living room, separate fitted kitchen, double bedroom and a bathroom. Benefits include double glazed windows and a private garage. Council tax Band A.



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Ground floor

Communal hallway to front door:

Entrance hall

Airing cupboard housing hot water cylinder, Security entry phone, wall mounted electric heater and cupboard housing the consumer unit.

Living room

14'7 x 11'3 (4.45m x 3.43m)

Newly laid carpet, wall mounted electric night storage heater and double aspect double glazed windows.

Kitchen

11'2 x 6'9 (3.40m x 2.06m)

Newly laid flooring with a range of wall and base units with work surfaces incorporating a stainless steel single drainer sink unit. Integrated four burner electric hob with oven under and extractor fan over, plumbing for washing machine, splash back tiling and a breakfast bar. Double glazed window and ceiling spot lighting.

Bathroom

White suite comprising paneled bath with electric shower over, low level wc, pedestal wash basin, wall mounted fan electric heater and a double glazed window.

Garage

Within a compound to the rear of the development with an up and over door.

Communal gardens

Pretty communal gardens which surround the property.

Agents note

Lease: To be extended to 177 upon completion

Service charge: £2864.50 per annum includes reserve fund for future works.

Ground rent: Pepper corn upon completion

Priors Management Hove

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