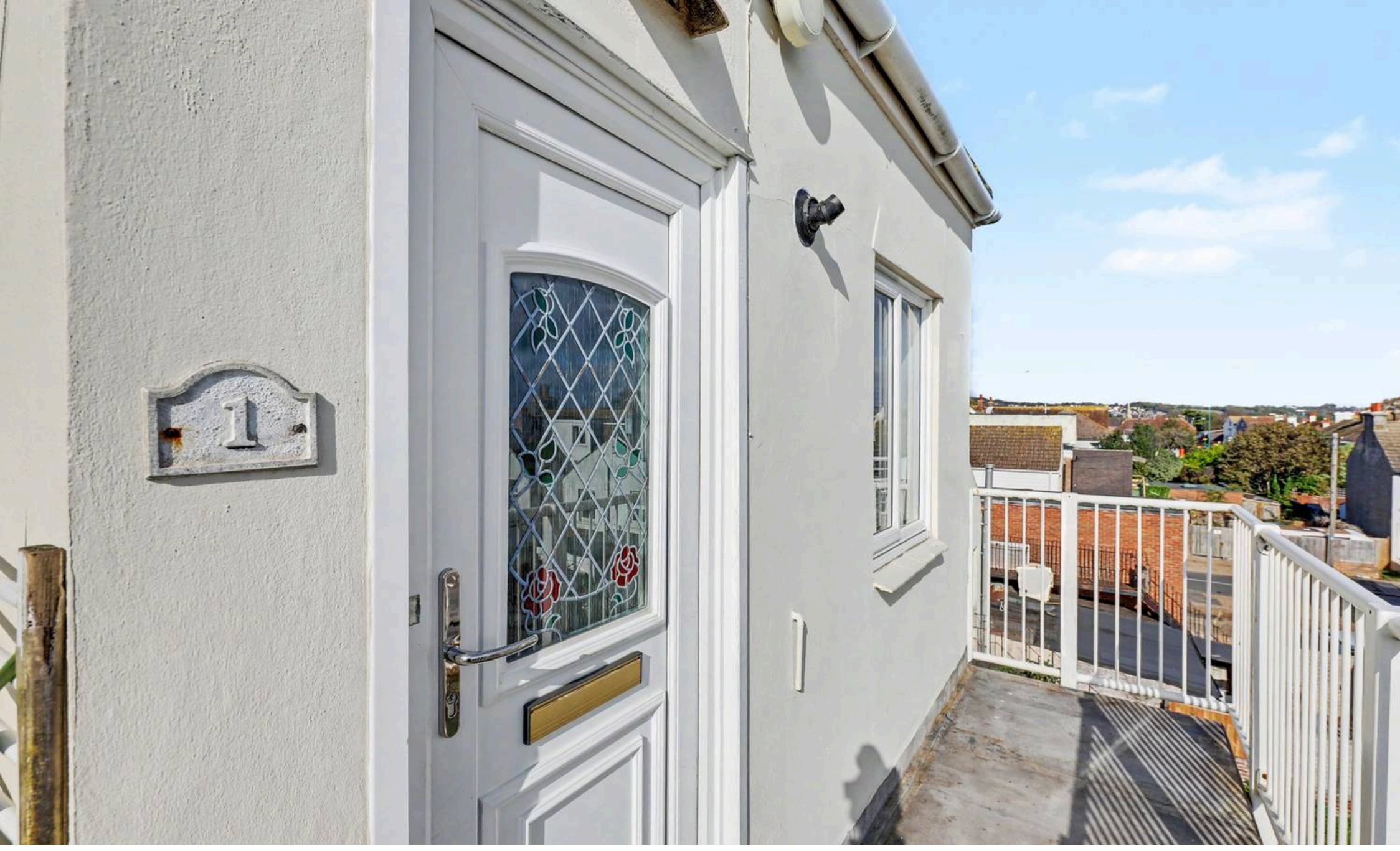

bacon and company
Estate and letting agents

1 Lincoln Court, 117 South Street - BN15 8AT

£200,000 | £1,200 PCM

1 Lincoln Court

117 South Street, Lancing

A two bedroom purpose built top flat flat having viewing of the South Downs and Sea Views. Briefly the accommodation comprises: communal balcony walkway with private door to: entrance hall, 30'3 lounge/diner, two bedrooms, kitchen, bathroom and wc. Further benefits included gas central heating and double glazing throughout. The property is in close proximity to the seafront, Lancing Village, Shops, Schools and Amenities.

Council Tax band: B

Tenure: Leasehold

- CHAIN FREE
- Purpose Built Flat
- Two Bedroom
- 30'3 Lounge/Diner
- Views of Sea and South Downs
- Close to Seafront
- Close to Lancing Village Centre

Entrance Hall
Double glazed UPVC door. Radiator. Double glazed window to side. 'Nuaire' ventilation system

Lounge/Diner
30′ 3″ x 10′ 10″ (9.22m x 3.30m)
Double glazed bay window to front with views of the South Downs. Two radiators. Inset ceiling spotlighting.

Kitchen
10′ 4″ x 7′ 6″ (3.15m x 2.29m)
Roll edge works surface having inset single draining stainless steel sink with mixer tap and draining board. Space and plumbing for washing machine. Space for four ring cooker. Space four fridge freezer. Matching range of cupboards, drawers, and eye level wall units. Wall mounted Worcester Combi boiler supplying gas central heating and hot water. Two double glazed windows.

Bedroom One
13′ 1″ x 12′ 0″ (3.99m x 3.66m)
Double glazed window. Radiator.

Bedroom Two
15′ 9″ x 7′ 3″ (4.80m x 2.21m)
Double glazed window. Radiator.

Bathroom
White suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Radiator. Double glazed window.

WC
Close coupled WC. Radiator. Double glazed window.

Entrance Hall
Double glazed UPVC door. Radiator. Double glazed window to side. 'Nuaire' ventilation system

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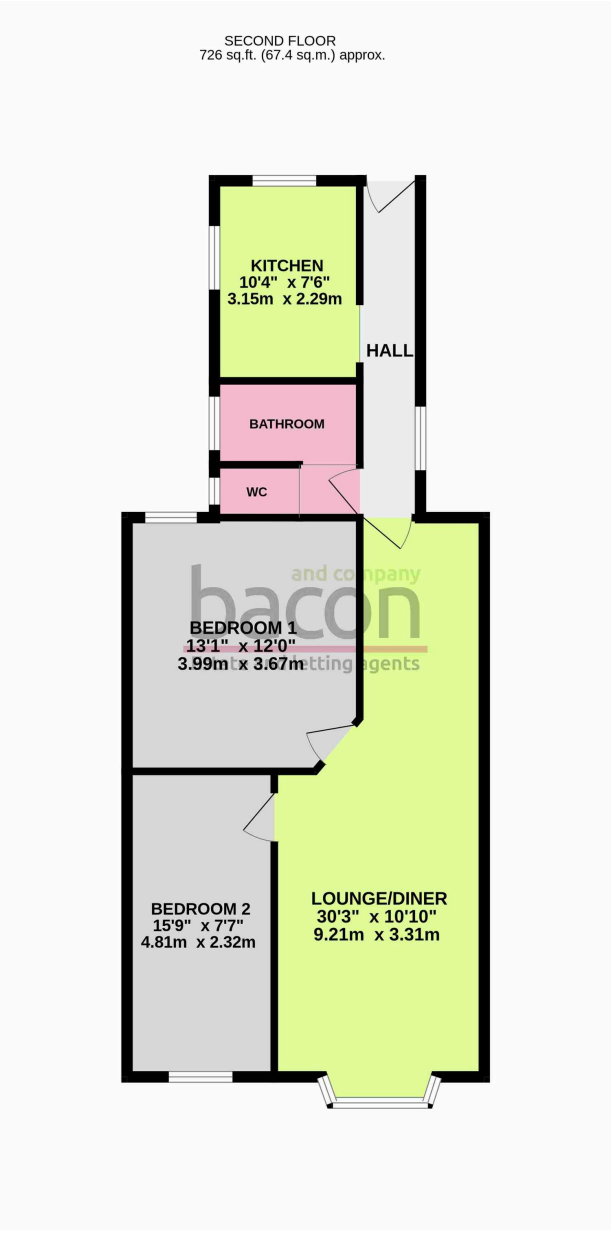
Lease Information

Lease: 116 Years Remaining

Service Charge: £1,640 per annum

Ground Rent: £200 per annum

LINCOLN COURT
REP&REFORM
111
Tom Rutland MP
G&S GARDNER & SCARDIFIELD



Bacon and Company

Bacon and Company, 1-3 Broadwater Street West, Worthing - BN14 9BT

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These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order. These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.