



Residential Flat

2 Bedroom Flat

Rent: £1050 PCM

First Floor Flat to
Let In North Road
Lancing With
Allocated Parking

- + 2 Bedroom Flat
- + Allocated Parking
- + Close to Shops & Popular Seafront
- + Good Decorative Order Throughout
- + Available for Immediate Occupation
- + Nearby to Retailers including Asda, Pound Shop, and a variety of Independent shops.



Location

The property is located in central Lancing, which has a population of approximately 20,000. Lying 3 miles east of Worthing & 7 miles west of Brighton, Lancing benefits from good coastal road links via the A259 & A27. The mainline railway station has regular services along the coast and north to London (journey time of 1 hour and 25 minutes) and regular bus services to the local area. North Road is one of Lancing's main commercial roads which links the popular seafront with the A27. Nearby commercial occupiers include Asda, Boots, One Stop and a host of independent and regional retailers.

Description

This is a well presented first floor flat accessed via an external staircase to the rear of North Road Shops. The flat has its own front door which leads into the hallway.

The hallway leads to the following Rooms:

Bedroom One (6.5ft x 15ft) A bright double room with newly laid carpets, UPVC window which overlooks the front of the property, and electric heating.

Bedroom Two (6.2ft x 8ft) a single bedroom, with UPVC window, electric heater, and newly laid carpets. **Lounge (10ft x 14ft)** A bright and spacious lounge overlooking North Road shops. There are two large windows overlook North Road shops and a electric fireplace. Newly laid carpets, with electric heating and fitted light pendent.

Kitchen (5.5 ft x 4ft) The kitchen has plenty of storage with fitted worktop and cupboards, sink and washing machine. There is a good size larder within the kitchen which offers extra storage. There is no cooker or fridge and these would need to be supplied by the in going tenant. The floor has black lino fitted.

Bathroom (5.5 ft x 5ft) Newly fitted 3 piece white bathroom with over bath shower. The bathroom has a white WC, Sink with storage underneath, white bath and over head shower and shower screen. The bathroom is fully tiled, lino floor with a small UPVC window.

The property also benefits from allocated parking.

Accommodation

	Measurements
Kitchen	5.5ft x 4ft
Bedroom 1	6.5ft x 15ft
Bedroom 2	6.2ft x 8ft
Lounge	10ft x 14ft
Bathroom	5.5ft x 4ft

Summary

- + **Rent** - £1050 pcm
- + **Deposit** - £1,730
- + **Council Tax Band** – C
- + **Term** - 6 Month Tenancy
- + **Condition** – Unfurnished

Viewing & Further Information

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