



## **Beachcroft Place, Lancing, BN15 8JN – £230,000**

Aspire Residential are delighted to bring to market this fantastically presented two bedroom first floor flat. Ideally positioned, this property offers easy access to Lancing's attractive seafront and local village. Internally, the property offers, hallway with storage, utility area, two good size bedrooms, lounge, kitchen, additional loft storage space and family bathroom whilst externally benefitting from residents parking. With a long lease and no forward chain, this property is an ideal investment or first-time purchase. Call us today to book your viewing.

### **Key Features:**

- **Well Presented First Floor Flat**
- **Long Lease**
- **Close To Seafront**
- **Loft Storage Space**
- **EPC Rating C**
- **Residential Parking**
- **No Forward Chain**

[www.aspireresidential.co.uk](http://www.aspireresidential.co.uk)

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### Entrance Hall

Storage cupboard. Radiator. Access to large loft space. Wood effect flooring.

### Utility Room

Double glazed window to side. Space for washing machine and tumble dryer. Worktop with storage space underneath.

### Bedroom Two *15' 6" x 8' 8" (4.73m x 2.63m)*

Double glazed window to front with radiator below. Carpets.



### Bedroom One *15' 9" x 6' 8" (4.79m x 2.03m)*

Double glazed window to front with radiator below. Carpets.

### Bathroom

Double glazed frosted window to side. Floor to ceiling tiled walls. P shaped panel enclosed bath with chrome shower and glass screen. Pedestal wash hand basin with storage below. Push button w/c. Storage cupboard with boiler. Tiled floor.



### Lounge *15' 5" x 10' 10" (4.71m x 3.30m)*

Double glazed window to front with radiator below. Built in shelving and storage. T.V point. Carpets.

### Kitchen

Double glazed window to side. Matching range of wall and base units. Stainless steel single sink inset to worktop. Integrated electric oven and four ring hob. Fridge freezer. Radiator. Tiled effect flooring.

### Lease

New lease upon completion circa 125 years.

### Maintenance & Ground Rent

Service Charge - £645.36 p/a. Ground rent will change with lease extension.

### Parking

Residents parking available.

## Floor Plan

