



**ASPIRE** RESIDENTIAL



## **Western Lodge Cokeham Road**

Lancing BN15 0JB

**Guide Price £160,000**

**Modern Ground Floor Flat**

**No Ongoing Chain**

**Ideal First Time Purchase/Holiday  
Home**

**EPC Rating E**

**Great Investment Yielding 5% +**

**Healthy Lease**

Aspire Residential is excited to bring to market this fantastically presented one bedroom ground floor flat. Ideally situated with easy access to Lancing's attractive seafront and also the A27 for commuting, Western Lodge will be attractive to a vast market of buyers. Internally, the property offers a private entrance, hallway with storage, an open plan kitchen/lounge with space for dining, a modern bathroom and a double bedroom. Perfect as a buy to let, first time purchase or a holiday home, this property will be in high demand.



### Entrance Door

Private double glazed entrance door into:

### Hallway

Storage cupboard and a double length airing cupboard

### Lounge/Kitchen/Diner 17' 8" x 16' 4" (5.38m x 4.97m)

Double glazed windows and door to rear over looking communal gardens. The kitchen comprises of a matching range of modern wall and base units, a one and half bowl stainless steel sink inset to worktop with a pressure tap, integrated appliances include a fan assisted oven and a 4 ring electric hob with an overhead extractor fan, space is provided for a fridge freezer and a washing machine, vinyl flooring covering kitchen. Opening into lounge/diner which has two electric heaters, a TV point and carpets throughout.

### Bathroom

Frosted double glazed window to front, floor to ceiling tiled walls, panel enclosed bath with an overhead shower and glass shower screen to the side, pedestal wash hand basin with a chrome mixer tap, push flush W/C, chrome heated towel rail and a tiled floor.

### Bedroom 11' 9" x 9' 8" (3.58m x 2.94m)

Double glazed window to side, electric radiator, TV point and carpets.

### Off Road Parking

Parking available within the development including visitor spaces

### Lease and Maintenance

Lease in excess of 90 years. Maintenance is £850p/a with ground rent TBC with the lease information.



## Floor Plan

