8 Hazelwood Lodge, Lancing, BN15 8HB

Guide Price £125,000

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A second (top) floor purpose built flat situated within the catchment area of Lancing, close to local shops, schools and mainline railway station. The accommodation consists of a communal entrance, reception hall, studio room, kitchen, shower room, communal grounds and gardens.

- Purpose Built Flat
- Second (top) Floor
- Studio
- Dual Aspect Living Room
- Re-Fitted Kitchen
- Re-Fitted Bathroom
- Security Entryphone
- No Onward Chain

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Communal Hallway
Glazed front door with security entryphione system. Staircase to second floor landing. Private door to flat.

Entrance Hall
2.13m’0.91m x 1.22m’3.05m (7’3 x 4’10)
Built in linen cupboard. LVT flooring. Textured ceiling.

Studio Room
5.79m’2.74m x 3.05m’1.83m (19’9 x 10’6)
Dual aspect via South and North facing double glazed windows offering view across parts of Lancing and to the Downs beyond. Electric heater. LVT flooring. Entryphone. Textured ceiling. Opening to kitchen.

Kitchen
2.44m’3.05m’ x 2.13m’1.22m (8’10’ x 7’4)
New fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboards below. Area of work surfaces with Additional cupboard and drawers under. Matching shelves wall units. Space for cooker, washing machine and additional appliance. Part tiles walls. LVT flooring. Textured ceiling. South aspect double glazed window.

Shower Room
2.13m’0.91m x 1.52m’1.83m (7’3 x 5’6)
Refitted suite comprising of a step in shower cubicle with shower unit, head and attachment. Wash hand basin having mixer taps and storage cupboard below. Push button w.c. Levelled ceiling. Extractor fan.

Communal Grounds
Communal grounds to the front and rear of the development.

Parking
There is a car park situated to the rear of the development. Permission to use is on a permit basis and details can be found on the block noticeboard.

Lease & Maintance
Lease: 189 years from 25 March 1984 (147 years unexpired)
Ground Rent: £0 Per Annum
Maintenance: £1,555 Per Annum

Council Tax
Council Tax Band A

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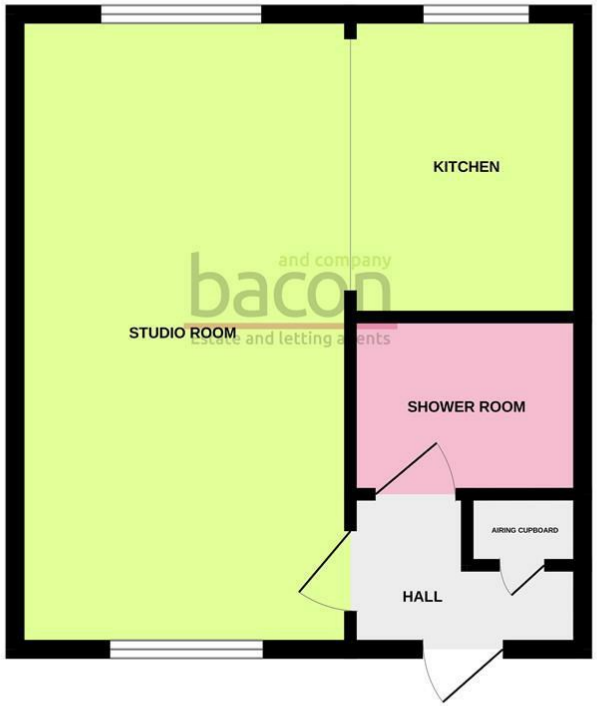
SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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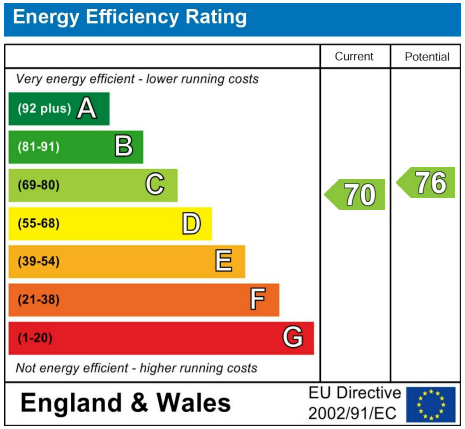

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to

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