



7 Cherry Tree Lodge Boundstone Lane, Lancing, BN15 9QH
£950



This one bedroom Ground Floor Flat forms part of a small development in Lancing with a long term let intended. Situated in Boundstone Lane and approximately one mile from the Village Centre with its railway, library, health centre and good range of shops. The accommodation comprises of an entrance hall with built in cupboard, double aspect lounge, double bedroom, bathroom with bath and shower over and kitchen with good range of units (there are no appliances). The flat is served by electric heating and has the benefit of double glazing plus an allocated parking space and communal gardens. Decor is neutral and grey freshly cleaned carpets. Epc E Council Tax A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

