



- ONE BEDROOM APARTMENT
- PRIVATE REAR GARDEN
- PLEASE NOTE THAT THE FREEHOLDER DOWNSTAIRS IS RECENTLY DECEASED

## Leconfield Road, Lancing, BN15 9JB

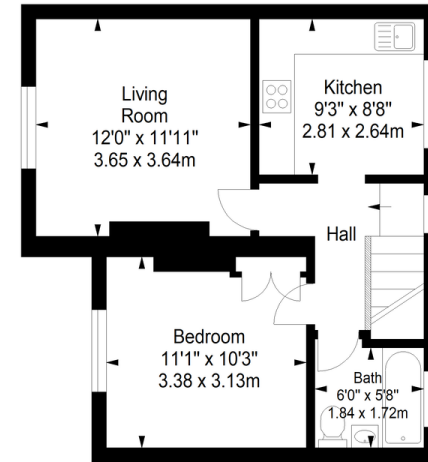
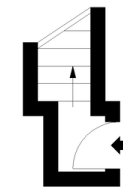
From £160,000

W Welch are delighted to offer to the market this superb opportunity to acquire a 1st Floor Flat with a very large PRIVATE GARDEN in central Lancing. Offered in good order throughout, viewing is highly advised. The property features a good sized lounge, kitchen, bedroom, and night storage heating, resulting in budget friendly utility bills. This property is ideal for a young first time buyer looking to get on the property ladder, a retired person looking to downsize locally, or as an investment opportunity. It is in close proximity to local shops, play parks and schools and has good transport links to BRIGHTON and LONDON VICTORIA. Call today to make an appointment to view.



First Floor

Ground Floor Entrance



Approximate gross internal floor area 45.9 sq m/ 494.1 sq ft  
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	40	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	40	54
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	

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 Sussex, BN14 8BD

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements