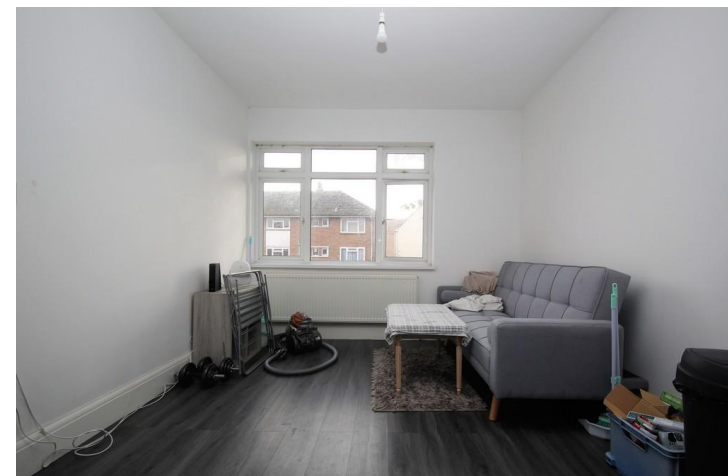


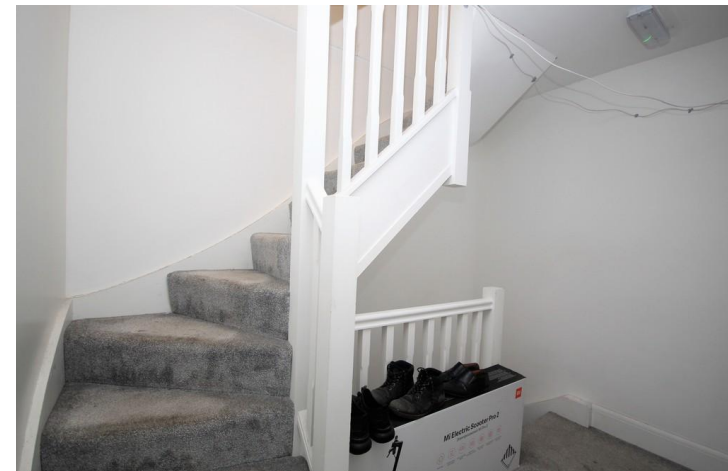


38 Crabtree Lane | Lancing | West Sussex | BN15 9PQ

Offers In Excess Of **£280,000**



A deceptively spacious four bedroom maisonette over three floors located in the heart of Lancing. The property is currently let out as a house of multiple occupation and each of the rooms is let out individually. A great investment or first time buy.



Key features:

- Four Bedrooms
- Spacious Kitchen/Dining Room/Living Area
- Modern Fitted Shower Room
- Over Three Floors
- Individual Let Rooms
- Heart Of Lancing
- Extended Lease Upon Completion
- No Chain
- Ideal Buy To Let Investment



4 Bedrooms



1 Bathrooms



1 Living Room

INTERNAL The property is approached via a front door within the parade of shops on Crabtree Lane. The hallway has stairs leading up to the first floor landing with access to two bedrooms, the kitchen and the shower room. Two of the rooms on this floor have individual locked doors for privacy, as the property houses four individuals. The communal kitchen area has views down towards the town and benefits from a lounge/dining space. The kitchen itself hosts a range of eye and base level units with washing machine, cooker and fridge being modern fitted. The shower room is of good size and benefits walk in shower cubicle, low level wc and pedestal wash hand basin. This room is 15'6 x 9'6. Further stairs lead you up onto the second floor, benefitting two further bedrooms with individually locked doors.

The property would be suitable for investors, as a HMO to generate an income and we understand the current vendor is achieving £2200pcm. Alternatively this would make a great first time buyer.

LEASE The current vendor will provide an extended lease upon completion

SITUATED Crabtree Lane is just over half a mile from the train station and town centre in the heart of Lancing, so getting to Worthing, Brighton or even London is simple. The A27 is even closer still, giving you easy access by car to the whole of the south coast.

%epcGraph_c_1_330%

Property Details:

Floor Area: () – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.