

# Avard

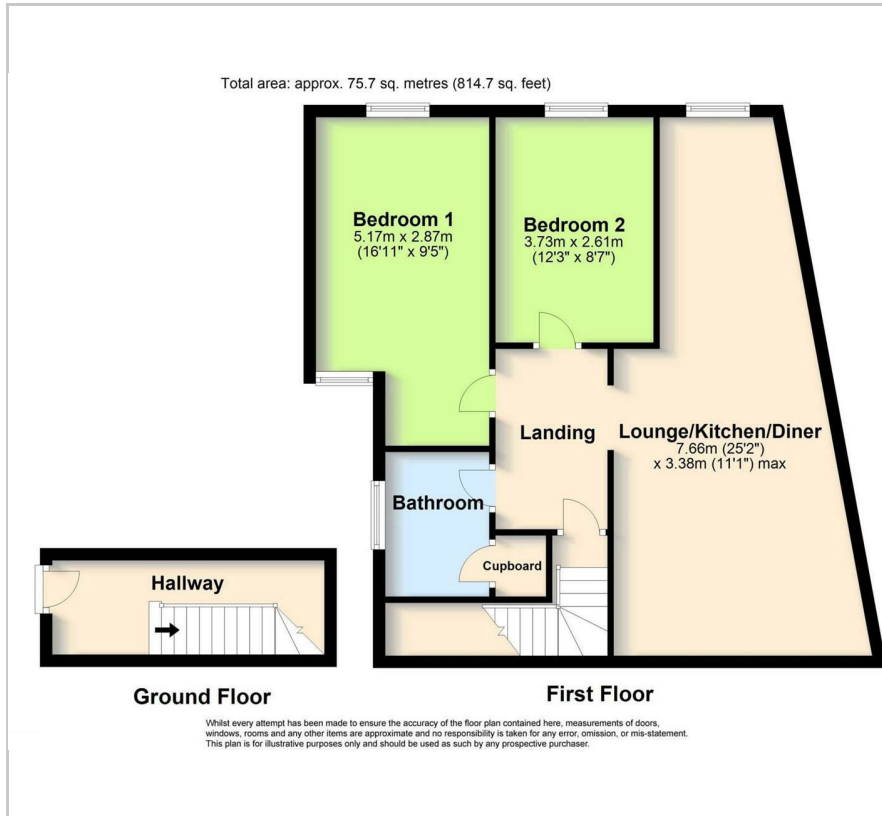
Estate Agents



11C North Road  
Lancing, BN15 9AH

**Guide price £250,000**

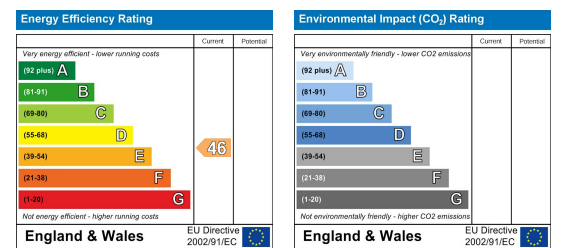
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- Chain Free
- 2 Bedrooms
- Built In Appliances
- 999 year lease
- Good Condition
- Close To Lancing Station

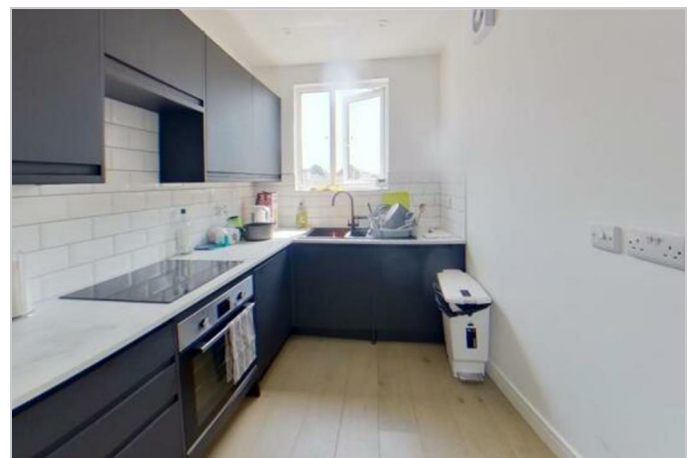
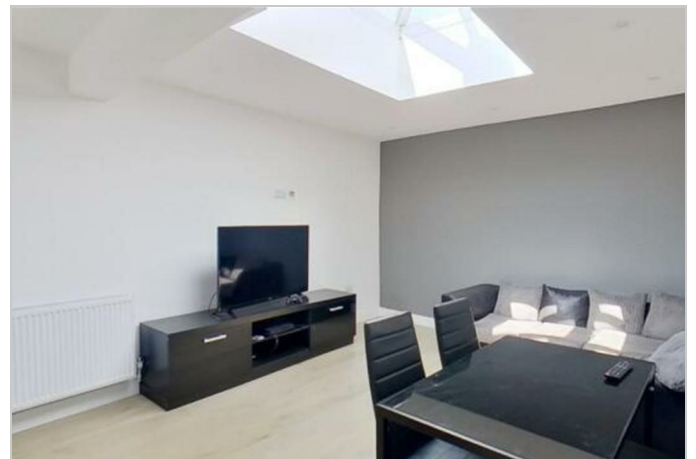
Guide Price 250,000-£275,000

Nestled on North Road in the charming coastal town of Lancing, this delightful flat offers a perfect blend of comfort and convenience. Spanning an impressive 814 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat by the sea.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat is in good condition, ensuring that you can move in with ease and enjoy your new home from day one. The built-in appliances in the kitchen add to the practicality of the space, allowing for a seamless cooking experience.

One of the standout features of this property is the absence of an onward chain, which simplifies the buying process and allows for a quicker move. Additionally, the flat benefits from a long lease of 999 years, providing peace of mind for future ownership.

Location is key, and this flat does not disappoint. Situated close to Lancing Station, commuting to nearby towns and cities is both convenient and efficient. The surrounding area offers a delightful mix of local amenities, parks, and the beautiful coastline, making it an attractive place to live.



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Avard Estate Agents 143 Ditchling Road, BN1 6JA  
Tel: 01273696000 Email: [info@avards.co.uk](mailto:info@avards.co.uk) <http://www.avard.co.uk>