

Millfield, Sompting, Lancing, BN15 0DW

fox & sons

welcome to

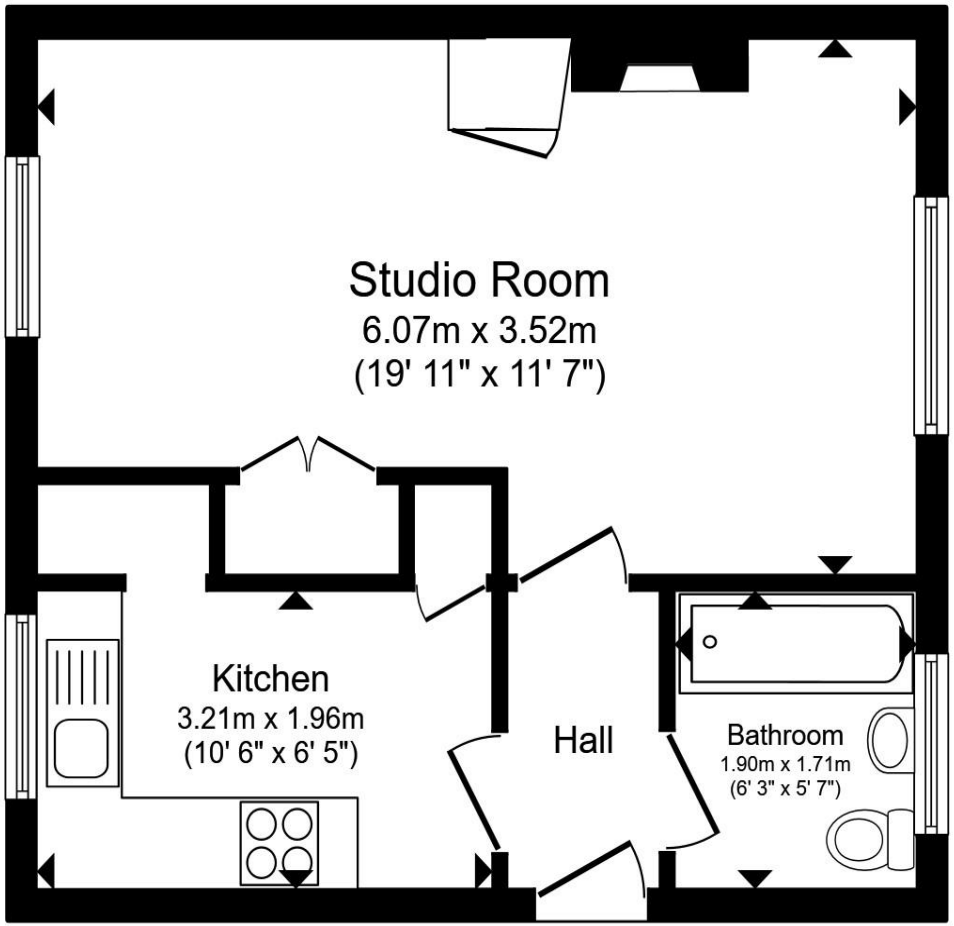
Millfield, Sompting Lancing

Fox & Sons are pleased to present this studio flat to the market, located in Sompting and benefiting from easy access to commuting links including the A27.
This property has a living area with room for plenty of furniture and dual aspect windows to allow for plenty of natural light, and a fitted log burner to make sure that the room stays warm.
There is a separate kitchen with fitted cupboards and space for all essential appliances, and a separate bathroom equipped with a bath and wall mounted shower, wc and wash hand basin.
The property also has a communal garden area and is located only a short distance from the Sompting Recreational grounds and the South Downs National Park.
We believe that this property would be a great opportunity for anyone looking to buy their first home, as well as anyone looking to expand a rental portfolio.









Total floor area 34.6 m² (372 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Ground Floor Studio Flat
- Self Contained
- Communal Outside Space
- Close to Transport Links
- Short Walk to Local Amenities and South Downs Walks

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 787.00
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Oct 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000

directions to this property:

Please contact Fox and Sons on 01903 766041 for directions.

AGENTS NOTE:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LCG106685

The Property Ombudsman

Property Ref:
LCG106685 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01903 766041

Lancing@fox-and-sons.co.uk

8/10 North Road, LANCING, West Sussex, BN15 9AE

fox-and-sons.co.uk

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