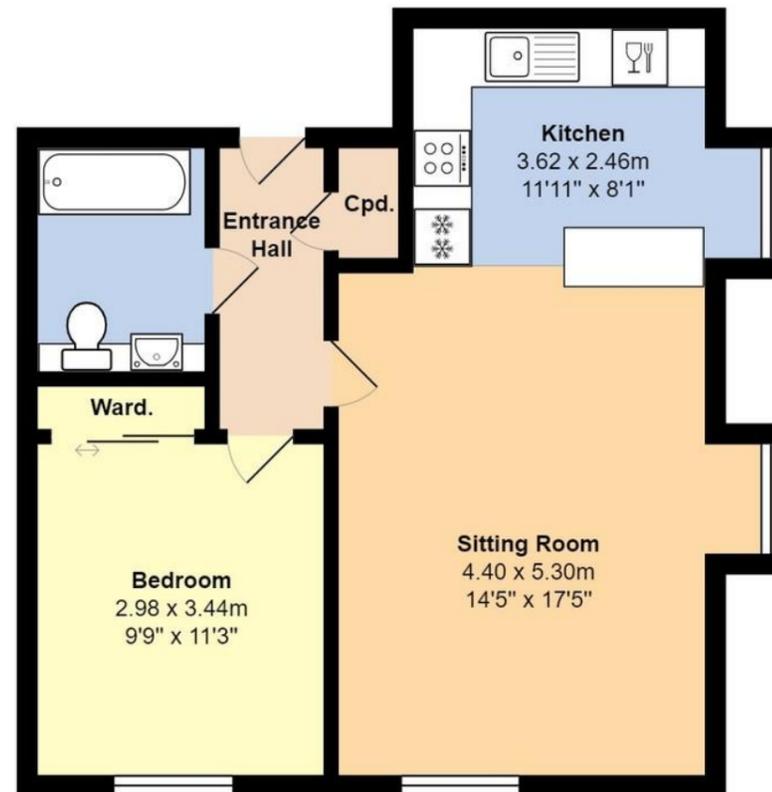


Abbie Court, Lake Lane, Barnham £190,000

Glyn-Jones



Total Area: 50.5 m² ... 543 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2021



Glyn Jones and Company are delighted to offer for sale this well presented purpose built second floor flat situated within the modern built development.

The property offers spacious accommodation comprising an entrance hall with built in cupboard (which provides provision for washing machine), an open plan lounge/kitchenette (refitted 2021) with integral appliances, a double bedroom with built in wardrobe and a fully tiled bathroom with shower.

In our opinion, the property is presented in exceptionally good clean decorative order and benefits from double glazing, gas fired central heating and a lengthy lease.

Outside there is the use of a communal garden and allocated residents off road parking to the rear.

In our opinion this would make an ideal first time/investment opportunity with a rental potential of £795 pcm.

- AGENTS NOTE: The photos being used were taken prior to current tenancy.

Council Tax Band - B
Energy Efficiency Rating – B

TENURE: 125 year lease from 1/1/07

GROUND RENT: £250 per annum.

SERVICE CHARGE: including buildings insurance approx. £600 per annum.

We recommend you have this verified by your legal representative at your earliest convenience.

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Glyn-Jones

Littlehampton Office
01903 739000
www.glyn-jones.com



Abbie Court, Lake Lane, Barnham

£190,000



☞ *Bright and spacious accommodation* ☜

The property is located within a popular road within Barnham.

Barnham benefits from popular village shops and mainline railway station which both can be found within approximately 400 metres.

Bognor Regis town centre with a more comprehensive range of shops and its popular seafront can be found in approximately 5.5 miles.

The historic cathedral city of Chichester with its vibrant shopping area incorporating a range of cafes and fashion boutiques can be located within approximately 7 miles.

