



Flat 8 Stocks House West Street | | Sompting | BN15 0BB





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Offers In Excess Of £180,000

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2 BED FIRST FLOOR FLAT IN SOMPTING BACKING ONTO OPEN FIELDS WITH VIEWS.

GARAGE EN BLOC

SHARE OF FREEHOLD

- STUNNING VIEWS
- IN NEED OF MODERNISATION
- TWO DOUBLE BEDROOMS
- QUIET LOCATION
- SHARE OF FREEHOLD
- CALL NOW TO VIEW
- 01273 461144

**SHARE OF FREEHOLD**

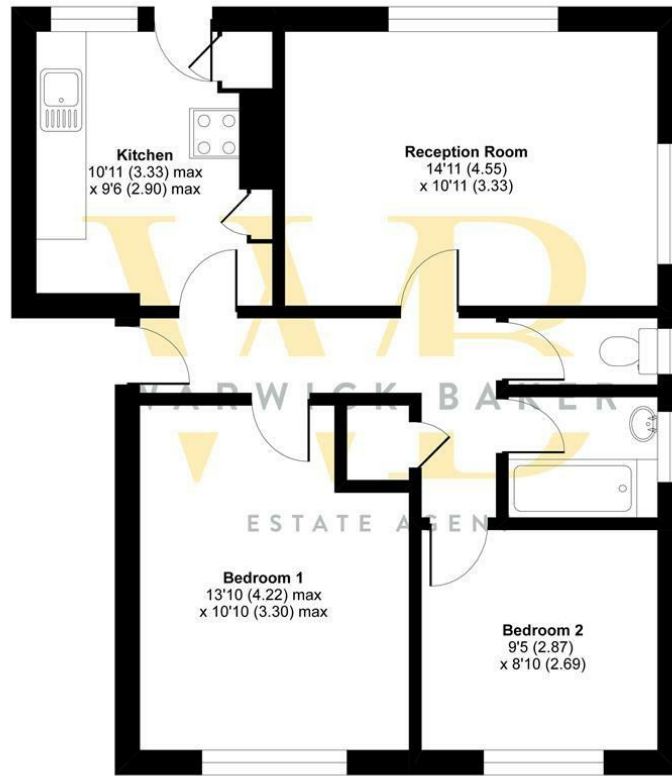
MAINTENANCE - £175 PAYABLE  
EVERY 1/4

LEASE - 999YRS FROM 1961 -  
939YRS REMAINING



## West Street, Sompting, Lancing, BN15

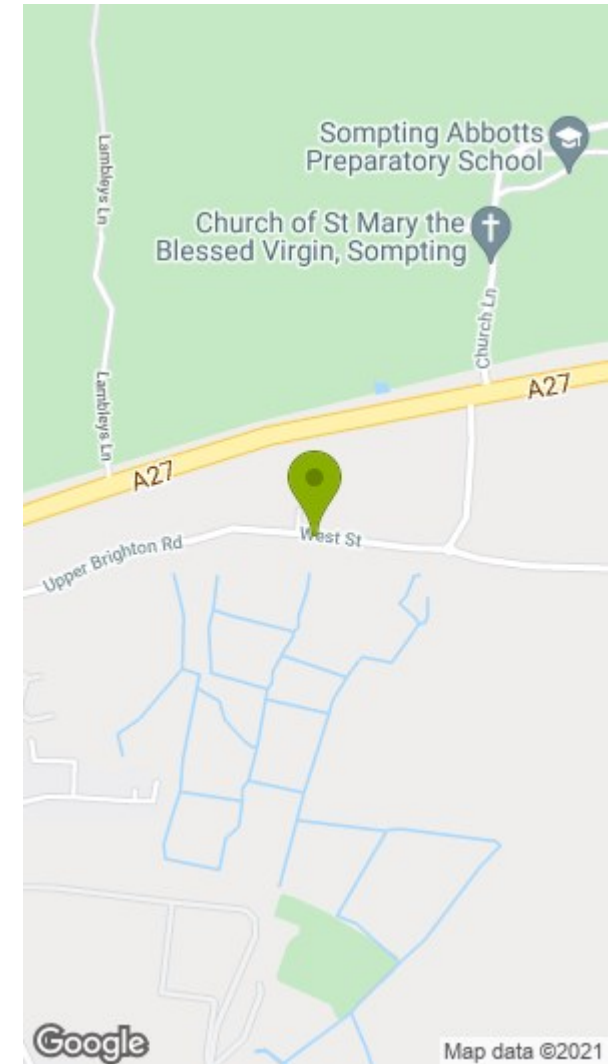
Approximate Area = 644 sq ft / 59.8 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 685413.



### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(54-68) D				(54-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		
		61	76			63	69