



**Hazelwood Lodge**  
**Penhill Road**  
**Lancing**  
**West Sussex**  
**BN15 8HB**

**Offers in Excess of £132,000**

**bettermove**

# Penhill Road Lancing

Bettermove are proud to present this ground floor studio flat in the sought after area of Lancing available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the resident parking area. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 149 years remaining on the lease; there is no ground rent and the service charge is approximately £165 per month.

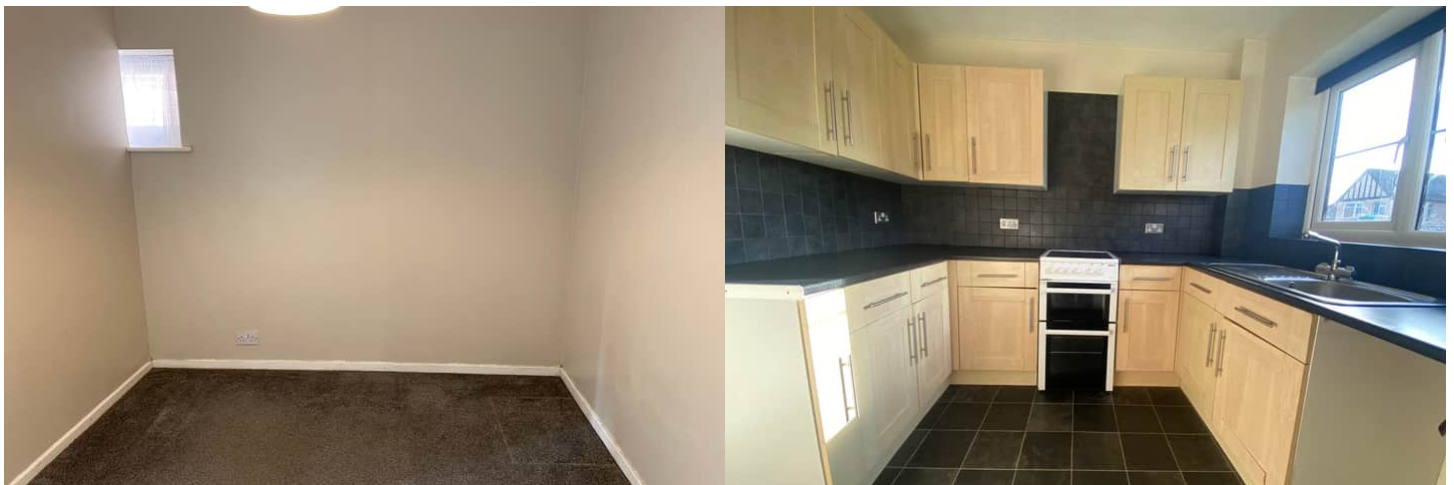
The interior of this well presented studio flat beefily comprises the fitted kitchen, separate living and sleeping area, the three piece bathroom conveniently placed on the ground floor of the building. The exterior boasts a communal garden, perfect for enjoying the summer months.

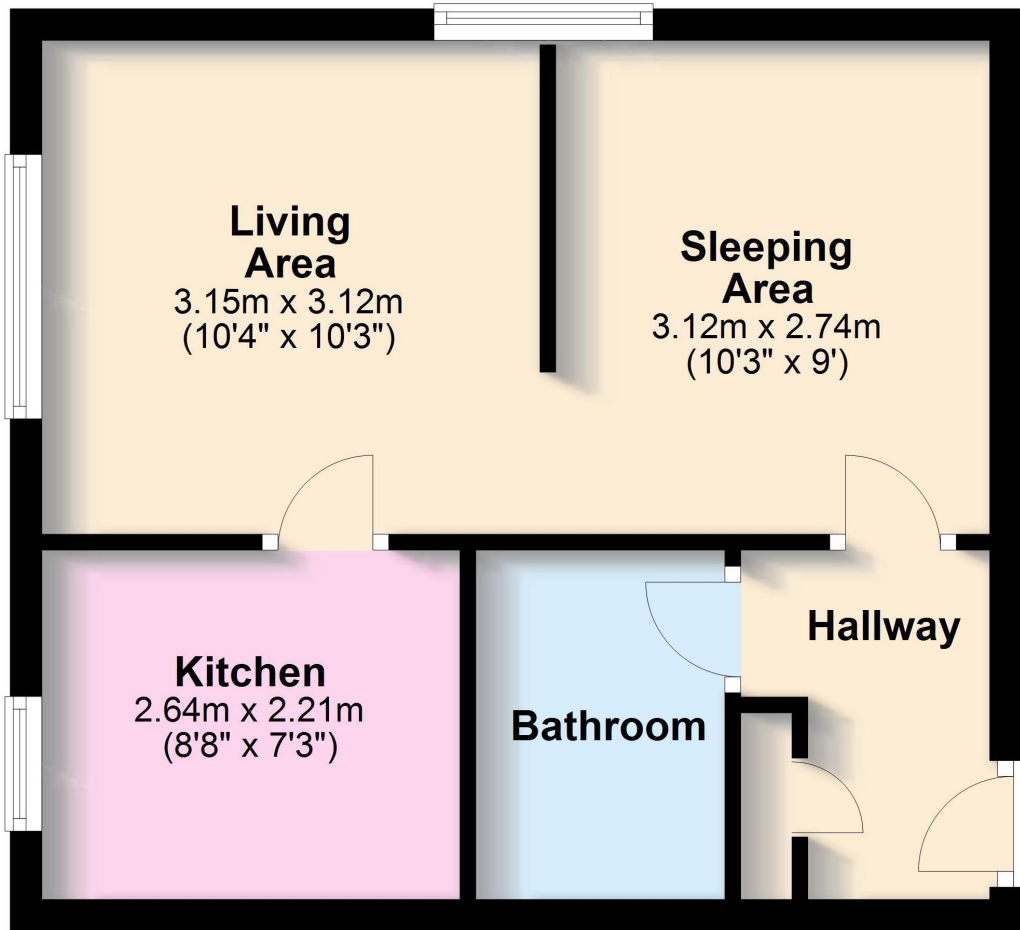
Located in the popular costal village of Lancing, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Lancing Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

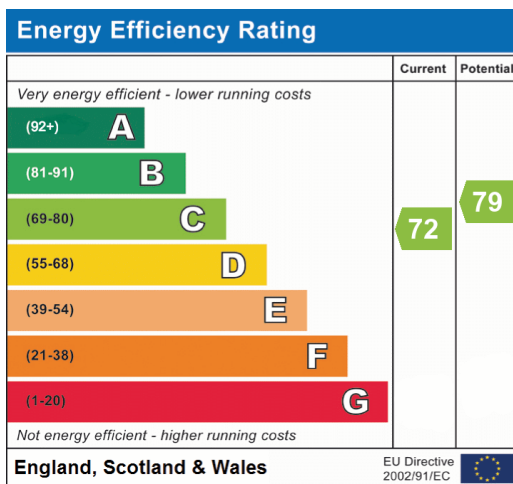
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





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





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