



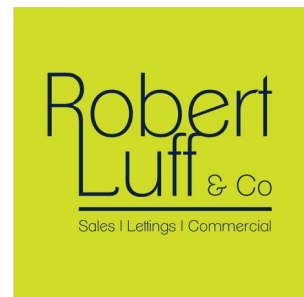
## Myrtle Crescent, Lancing

Offers Over  
 £350,000  
 Freehold

- End Of Terrace House
- Downstairs W/C
- South Facing Garden
- Conservatory/Utility Room
- EPC - D
- Three Bedrooms
- Off Road Parking
- Close To Village & Station
- Through Lounge Diner
- Council Tax - B

We are delighted to welcome to the market this superb and beautifully presented, end of terrace house with FANTASTIC SOUTH FACING REAR GARDEN, ideally located within easy walking distance of Lancing village centre and mainline railway station benefiting for local shops and eateries and great local transport links. The GENEROUS ACCOMMODATION comprises: entrance hall, THROUGH LOUNGE DINING ROOM, ground floor WC, three bedrooms and CONTEMPORARY BATHROOM whilst Outside, there is a great size South facing garden mainly laid to lawn with convenient patio seating area, the property also benefits from OFF STREET PARKING to front.

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## Accommodation

UPVC Door to:

### Hallway

Wood laminate floors, Stair to first floor, Cupboard housing the gas meter, Doors to-

### Lounge/Diner 10'07 x 23'00 (3.23m x 7.01m)

Two Radiators, Wood laminate, Double Glazed Windows front and rear, gas fire with wooden mantle, storage cupboard housing fridge freezer, NEST thermostat

### Kitchen 5'09 x 12'03 (1.75m x 3.73m)

Range of eye and base level cupboards with roll top surfaces, gas hob over electric oven, part tiled walls, composite sink with mixer tap, space for washing machine, space for dishwasher, double glazed window, vinyl flooring.

### Utility Room/ Conservatory

Vinyl flooring, upvc windows & roof, w/c

### First Floor

Loft access housing recently upgraded combination boiler.

### Bedroom 1 11'10 x 10'00 (3.61m x 3.05m)

Carpet, radiator, double glazed window

### Bedroom 2 10'00 x 11'04 (3.05m x 3.45m)

Carpet, radiator, double glazed window

### Bedroom 3 6'00 x 8'04 (1.83m x 2.54m)

Carpet, radiator, double glazed window

### Bathroom

Wood laminate flooring, fully tiled walls, shower over bath, frosted double glazed window, low level flush w/c, wash hand basin

### Outside

#### Rear Garden

Laid to lawn with patio area, enclosed by fencing with side access, mature borders, 12ft shed

#### Front

Dropped kerb, laid to driveway

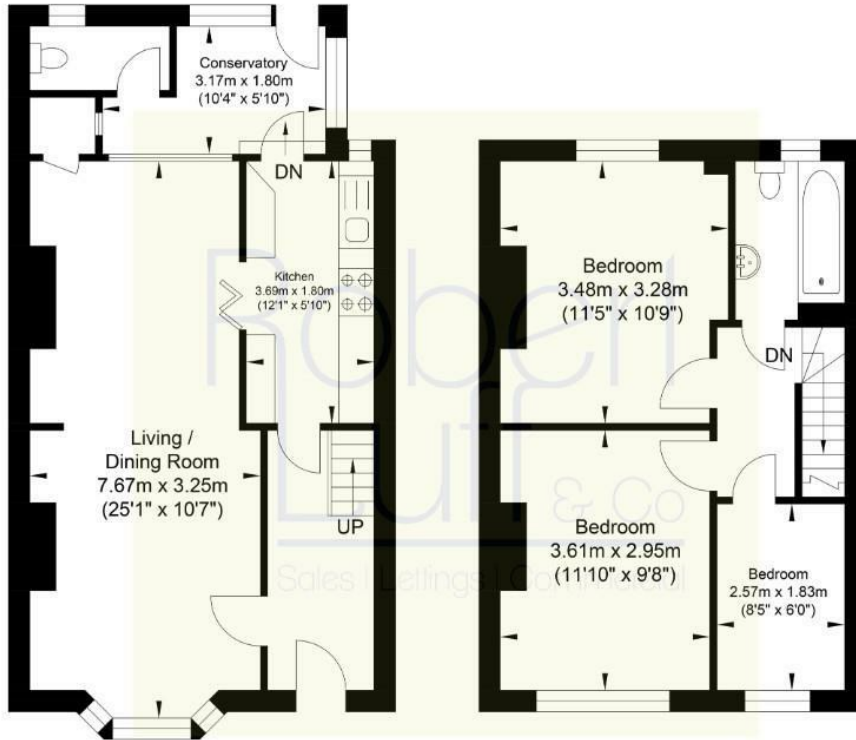


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# Myrtle Crescent



Ground Floor  
Approximate Floor Area  
480.50 sq ft  
(44.64 sq m)

First Floor  
Approximate Floor Area  
388.90 sq ft  
(36.13 sq m)

Approximate Gross Internal Area = 80.77 sq m / 869.40 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.