



Price  
£375,000  
Freehold

## Grand Avenue, Lancing

- Three Bedroom Characterful Family Home
- Newly Refurbished Throughout
- No Ongoing Chain
- New Central Heating & Boiler
- EPC Rating - D
- Double Garage/Workshop To Rear
- Option To Create Off Road Parking To The Front
- Located Close To Lancing Village Centre & Transport Links
- Catchment Area For Well Regarded Schools
- Council Tax Band - C

Welcome to the conveniently located Grand Avenue, Lancing - a charming property that seamlessly blends the elegance of the 1930s era with modern convenience. This delightful house boasts a spacious open plan kitchen dining room, perfect for entertaining guests or enjoying family meals together and is offered for sale with no ongoing chain.

With the west facing lounge, open plan kitchen dining room, three bedrooms, and a modern family bathroom, this property offers ample space for comfortable living with the newly refurbished interior exudes a high standard of craftsmanship, ensuring a stylish and contemporary finishes throughout, the property has also benefited from a rewire, new boiler and central heating meaning the the new owner can simply move straight in.

One of the many standout features of this property is the double garage/workshop, providing plenty of storage space or the opportunity for a DIY enthusiast to indulge in their hobbies. The low maintenance rear garden is ideal for those who appreciate outdoor space without the hassle of extensive upkeep.

Additionally, the option to convert the front garden into a driveway (subject to necessary planning consent) adds further value and convenience to this already impressive property. Imagine the ease of parking right at your doorstep!

Don't miss out on the chance to make this house your home - a perfect blend of character, functionality, and potential. Contact us today to arrange a viewing and experience the allure of Grand Avenue for yourself.

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## Accommodation

### Front Door

Lead to:

### Porch

Internal door to:

### Hallway

Wood laminate flooring, radiator, stairs, under stair storage, doors to:

### Lounge 13'6 x 11'3 (4.11m x 3.43m)

Wood laminate flooring, double glazed window, opening to:

### Kitchen/Dining Room 17'1 x 11'9 (5.21m x 3.58m)

Wood laminate flooring, double glazed patio doors to garden, newly fitted modern kitchen with a range of eye and base level cupboards with work surfaces over, stainless steel sink drainer with mixer tap over, integrated oven with gas hob and extractor fan over, space for washing machine, double glazed window

### First Floor

### Landing

Carpet, loft access, doors to:

### Bedroom One 13'6 x 11' (4.11m x 3.35m)

Carpet, double glazed window, radiator

### Bedroom Two 11'9 x 10'09 (3.58m x 3.28m)

Carpet, double glazed window, radiator

### Bedroom Three 7'7 x 6 (2.31m x 1.83m)

Carpet, double glazed window, radiator

### Bathroom

Newly fitted fully tiled bathroom with panelled L shape bath with taps and shower over, low level flush w/c, wash hand basin, heated towel rail, double glazed window

### Outside

### Rear Garden

Low maintenance rear garden mainly laid to patio with flower beds, enclosed by fencing with rear and side access, passenger door to garage.

### Front Garden

Laid to lawn with mature borders, could be replaced for a driveway subject to necessary planning consents

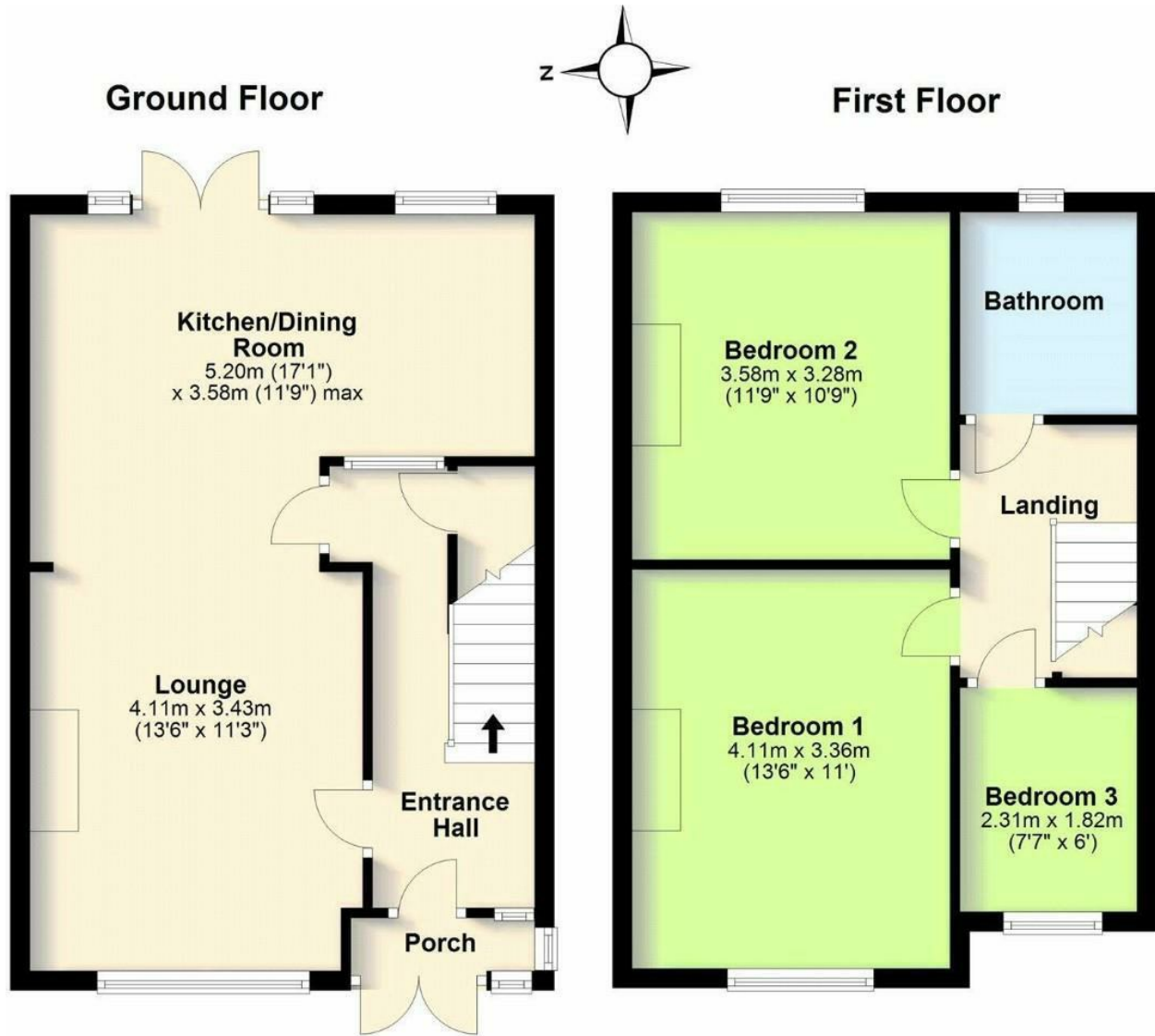
### Garage

Double garage with up and over door and vehicular access to rear, recently benefitted from a rewire, power and light

### Agents Note

In accordance with the Estate Agency Act 1979, we declare that the Vendor of this property is related to an employee of Robert Luff & Co estate agents.





Total area: approx. 80.4 sq. metres (865.4 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			74
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.