



Penhill Mews, Penhill Road, Lancing, BN15 8HB
Offers Over **£275,000**



A one bedroom terraced home benefitting a private westerly aspect garden, off road parking, downstairs wc and being offered to the market chain free. Being conveniently situated close to the town, train station and walking distance to the beach.



Property details:

Key Features

- One Double Bedroom
- Terraced House
- Off Road Parking
- Downstairs WC
- Westerly Aspect Garden
- Built In Wardrobes
- Juliette Balcony
- Chain Free
- Close Proximity To Beach, Town And Station



1 Bedroom



2 Bathrooms



1 Reception Room

INTERNAL

The private front door opens into the entrance hall that leads you to the open plan kitchen living room spanning the full length of the property. The modern fitted kitchen has a range of wall and base units, fitted work surface and breakfast bar, integrated fridge and freezer, ceramic hob with oven beneath and extractor fan above and space and plumbing for washing machine. The living area has stairs leading to the first floor with storage cupboard beneath and Westerly aspect double doors onto the rear garden, there is also a ground floor W.C with hand wash basin. On the first floor there is a double bedroom with West facing Juliette balcony, built in wardrobes with mirror sliding doors and en-suite bathroom that comprises panel enclosed bath with mains shower over, W.C and hand wash basin.

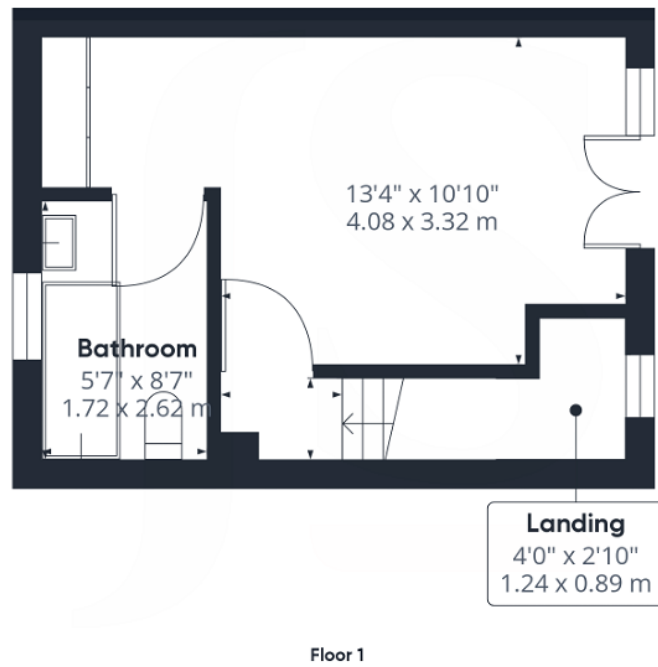
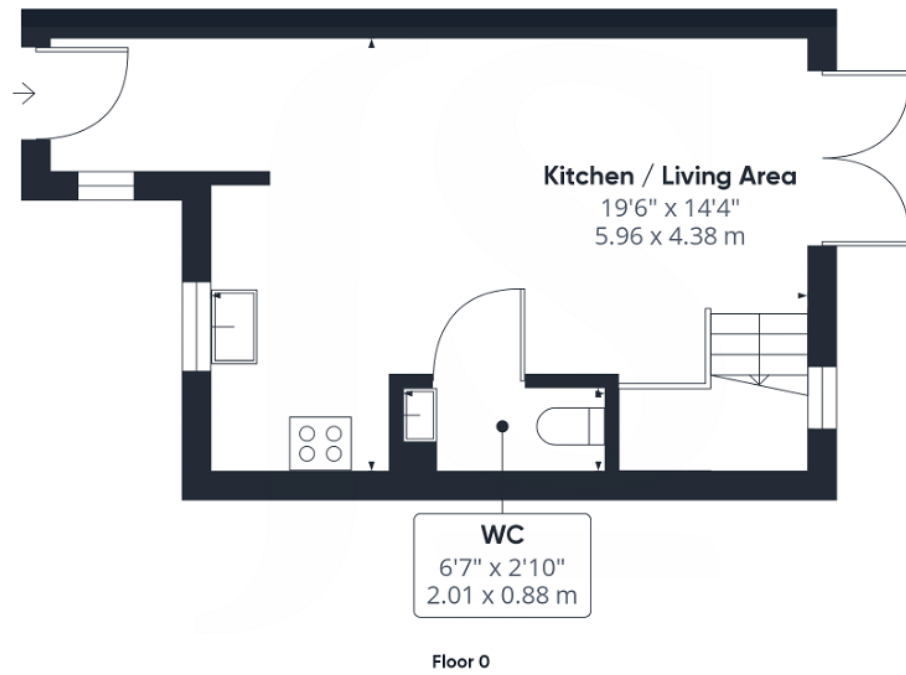
EXTERNAL

To the front of the property there is an allocated parking space and pathway to the front door. The private West facing rear garden is fence enclosed and laid to paving with timber shed.

LOCATION

Penhill Mews can be found off of Penhill Road with easy access to the Lancing Beach, with The Perch and Beach Green within walking distance which offers a beautiful place to sit down and enjoy a drink or bite to eat on the beach. Just 0.5 miles away you have Lancing's mainline train station and Lancing village which offers all types of amenities, you also have bus links from Lancing village but you also have the 700 bus route just down the road from the property which takes you all over the south coast. The A27 and A259 is close by making easy commuting to Worthing, Brighton or even London.





Approximate total area⁽¹⁾
535.83 ft²
49.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.