



15 Monks Avenue, Lancing, BN15 9DJ
Guide Price £395,000

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A three bedroom, semi detached family home having been modernised throughout and located on a popular tree lined road, Monks Avenue. Briefly the accommodation comprises: entrance hall, lounge, dining room, kitchen, landing, three bedrooms and bathroom/wc. Externally there are well maintained and laid to lawn front and rear garden with mature borders. Further benefits include glazed stain glass windows, gas central heating and majority double glazing. The property is within close proximity to local primary and secondary schools, transport services such as Lancing Train Station and popular bus routes, amenities and shops. CHAIN FREE.

- Semi Detached Family Home
- Popular Monks Avenue
- Two Reception Rooms
- Modern Refitted Kitchen
- Three Bedrooms
- Gas Central Heating
- Front and Rear Garden
- Close to local schools and shops





Entrance Hall

Glazed stained glass window to side. Radiator. Low level Storage cupboard. Under stairs storage cupboard.

Living Room

4.32m x 3.38m (14'2 x 11'1)
Double glazed bay window to front. Radiator. Picture rail.

Dining Room

3.68m x 3.12m (12'1 x 10'3)
Glazed French doors with access to rear garden. Radiator. Picture rail.

Kitchen

3.45m x 1.93m (11'4 x 6'4)
Square edge works office having insect single drainer stainless steel sink with mixer tap and draining board. Fitted fan oven. Fitted Lamona four ring hob with concealed extractor fan unit



above. Space and plumbing for washing machine space and plumbing for dishwasher. Space for Under counter Fridge and freezer. Matching range of cupboards, drawers, and eyelevel wall units. Wall mounted ideal boiler supplying gas central heating. Dual aspect glazed window and double glazed window with door to side.

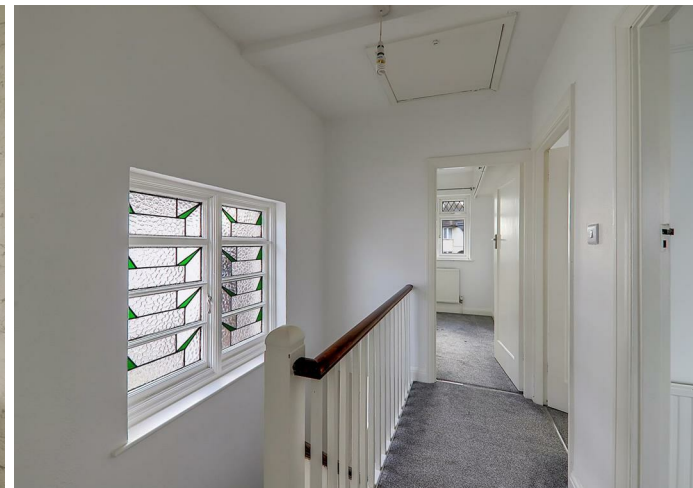
Stairs from entrance hall to:

Landing

Access to loft via hatch. Glazed stained glass window.

Bedroom One

3.68m x 3.23m (12'1 x 10'7)
Double glazed window overlooking rear garden. Radiator. Picture rail. Two recessed into alcove wardrobes with shelving and hanging rail.



Bedroom Two

3.66m x 3.23m (12' x 10'7)
Double glazed window to front. Radiator. Picture rail.

Bedroom Three

2.54m x 1.83m (8'4 x 6')
Double glazed window to front. Radiator.

Bathroom/wc

White suite comprising panelled bath with mixer tap and glazed shower screen. Triton electric overhead shower. Vanity unit having wash hand basin and mixer tap with storage below. Ladder style towel radiator. Close coupled WC. Cupboard housing hot water tank. Double glazed window. Extractor fan.

Outside

Rear Garden

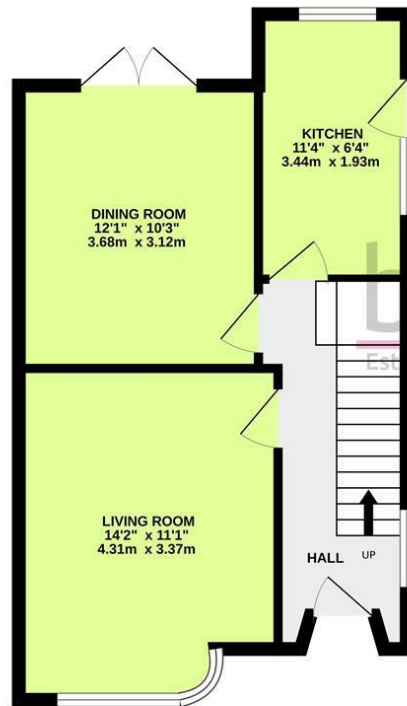
Majority being laid to lawn. Fence around. Timber built storage shed.

Front Garden

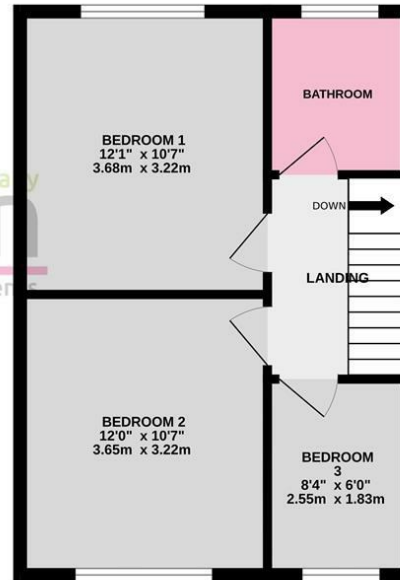
Borders of mature shrubs and bushes with the rest being laid to lawn.



GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | 72 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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