



PEAR
PROPERTIES



Crabtree Lane, Lancing

Lancing

Guide Price £350,000

2-bed semi-detached bungalow. Open-plan living & dining, spacious kitchen, 2 bedrooms, tiled shower room. Large driveway, serene rear garden. Close to town, seafront, and A27.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two Spacious Bedrooms
- Semi-Detached Bungalow
- Well Presented Throughout
- Open Plan Living Room/ Dining Area
- Spacious Kitchen With Utility Area
- Fully Tiled Shower Room
- Large Driveway For Multiple Vehicles
- Well Maintained Rear Garden
- Chain Free
- Please Take A Look At Our Virtual Tour & Walk Through Video





Bedroom One

10' 4" x 15' 1" (3.14m x 4.60m)

Well presented spacious double bedroom with space for wardrobes.

Bedroom Two

8' 11" x 11' 4" (2.73m x 3.46m)

Good sized bright second bedroom

Kitchen

8' 11" x 9' 10" (2.72m x 3.00m)

Spacious kitchen with a range of wall and base units, and space for appliances.

Bathroom

5' 5" x 5' 10" (1.66m x 1.79m)

Fully tiled bathroom comprising walk-in shower cubicle, WC, heated towel rail and hand wash basin

Living Room

10' 4" x 12' 11" (3.16m x 3.94m)

Spacious well presented living room flowing into the dining room, with patio doors leading to the rear garden

Utility Room

7' 10" x 5' 3" (2.39m x 1.59m)

Utility area located at the end of the kitchen overlooking the rear garden.

Dining Room

8' 10" x 10' 9" (2.70m x 3.28m)

Dining room flowing from the living room with patio doors leading to the rear garden





Bedroom One

10' 4" x 15' 1" (3.14m x 4.60m)

Well presented spacious double bedroom with space for wardrobes.

Bedroom Two

8' 11" x 11' 4" (2.73m x 3.46m)

Good sized bright second bedroom

Kitchen

8' 11" x 9' 10" (2.72m x 3.00m)

Spacious kitchen with a range of wall and base units, and space for appliances.

Bathroom

5' 5" x 5' 10" (1.66m x 1.79m)

Fully tiled bathroom comprising walk-in shower cubicle, WC, heated towel rail and hand wash basin

Living Room

10' 4" x 12' 11" (3.16m x 3.94m)

Spacious well presented living room flowing into the dining room, with patio doors leading to the rear garden

Utility Room

7' 10" x 5' 3" (2.39m x 1.59m)

Utility area located at the end of the kitchen overlooking the rear garden.

Dining Room

8' 10" x 10' 9" (2.70m x 3.28m)

Dining room flowing from the living room with patio doors leading to the rear garden





GARDEN

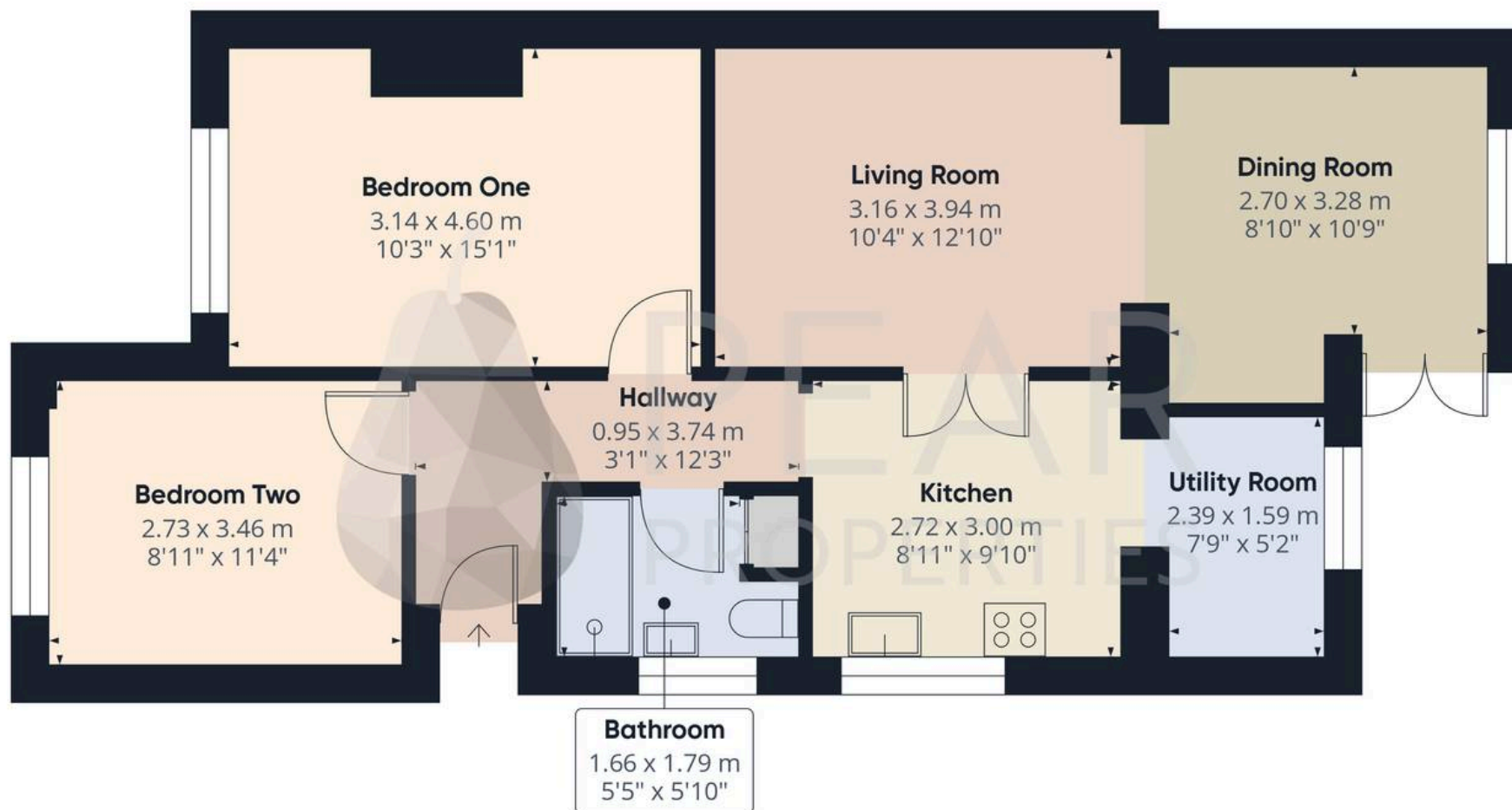
A good-sized rear garden with a well-maintained lawn and a paved patio area

DRIVEWAY

2 Parking Spaces

Driveway to the front of the property for multiple vehicles





Approximate total area⁽¹⁾

66.8 m²
719 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337

hello@pearproperties.uk

pearproperties.uk