



PEAR
PROPERTIES



48 Hayley Road, Lancing
Lancing

Guide Price £400,000



48 Hayley Road

Lancing, Lancing

Splendid 4 bedroom end terrace with spacious living room, flexible ground floor layout, bright kitchen/dining area, 2 bathrooms, rear garden with patio, and garage. Close to amenities and transport links. Landscaping opportunity with overgrown garden.

Council Tax band: C

Tenure: Freehold

- Four Bedroom End of Terrace House
- Spacious Living Room
- Further Reception Room or Ground Floor Bedroom
- Kitchen/Dining Room
- Two Bathrooms
- Garage
- Close To Lancing Village Centre & Train Station
- Please Take a Look at the Virtual Tour and Walk Through Video



Living Room

14' 0" x 14' 0" (4.27m x 4.27m)

A good size bright and airy living room. Door leading in to kitchen.

Kitchen/Dining Room

11' 0" x 17' 4" (3.36m x 5.29m)

A fantastic size kitchen comprising, a range of wall and base units and drawers, space for dining table, double French doors leading to rear garden and door leading to further reception room.

Second Reception Room/Office/Ground Floor Bedroom

13' 6" x 10' 2" (4.11m x 3.10m)

A further reception room which would suit a multitude of uses. Having a bathroom attached, this would work well as a ground floor bedroom, office or further reception room.

Ground Floor Shower Room

6' 9" x 7' 3" (2.05m x 2.22m)

Modern tiled shower room comprising shower cubicle with electric shower, WC, wash hand basin and chrome heated towel rail.

Bedroom One

19' 11" x 10' 3" (6.06m x 3.12m)

A fantastic size dual aspect master bedroom.

Bedroom Two

11' 2" x 8' 9" (3.40m x 2.66m)

Double bedroom with fitted wardrobes.

Bedroom Three

11' 11" x 8' 6" (3.63m x 2.60m)

Further double bedroom with built in wardrobes.

Bedroom Four

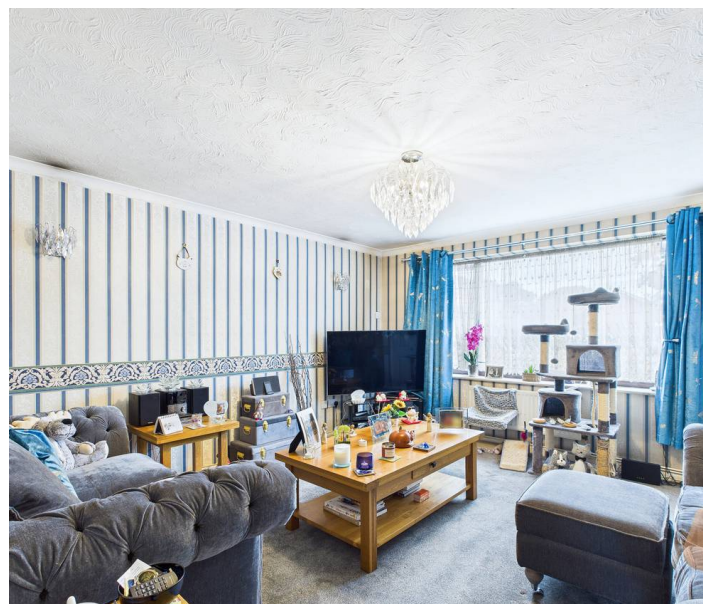
8' 4" x 8' 9" (2.53m x 2.66m)

A good size fourth bedroom.

Bathroom

8' 2" x 6' 5" (2.48m x 1.96m)

Fully tiled white bathroom suite comprising freestanding rolltop bath with shower tap attachment, WC, vanity sink unit and chrome heated towel rail.



GARDEN

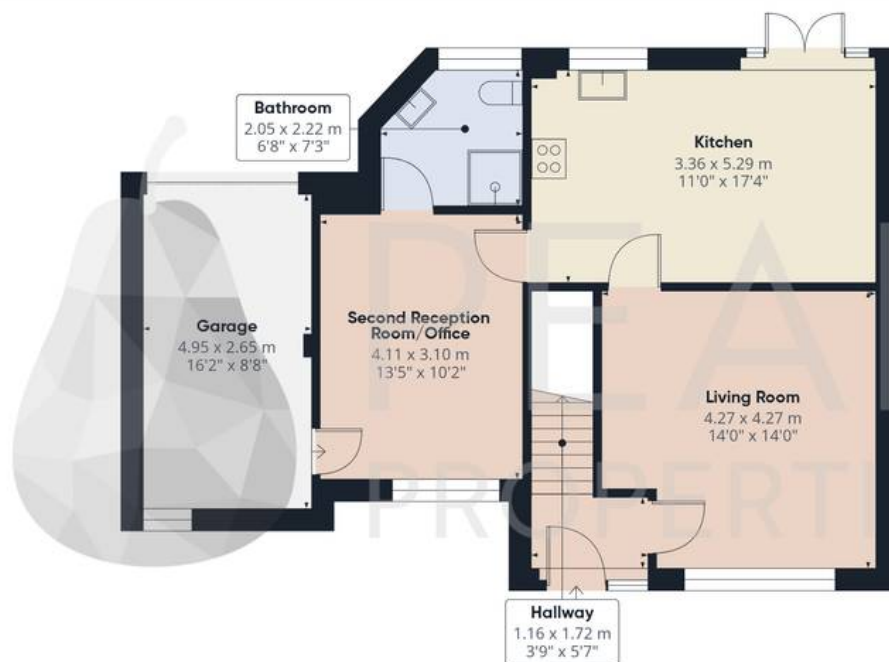
The rear garden comprises patio and lawn.

GARAGE

Single Garage

Garage which can be accessed directly from the house.



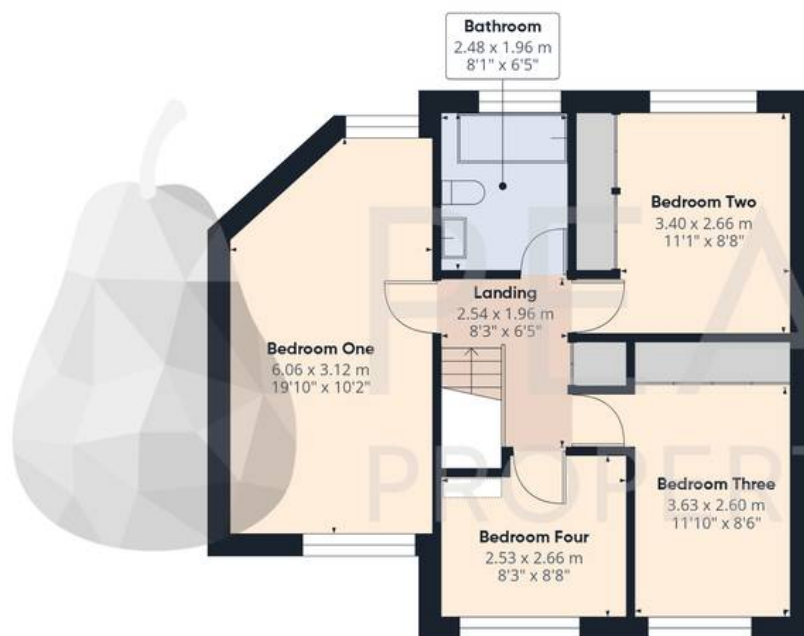


Ground Floor

Approximate total area⁽¹⁾

127.4 m²

1372 ft²



Floor 1

(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.

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