



PEAR
PROPERTIES

74 Penhill Road, Lancing

Lancing

Guide Price £400,000



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Lancing, Lancing

Three bedroom semi-detached house with two reception rooms, kitchen/dining area, lean-to, modern shower room, off-road parking & south-facing garden. Situated in a prime location near the train station and seafront.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended Three Bedroom Semi-Detached House
- Two Reception Rooms
- Spacious Kitchen / Dining Area
- South-Facing Rear Garden
- Off-Road Parking
- Modern Shower Room
- Popular South Lancing Location Close To Train Station, Seafront & Amenities
- In Need Of Modernisation With Fantastic Potential
- Please Take A Look At Our Virtual Tour & Video Walkthrough



Living Room

13' 11" x 11' 3" (4.25m x 3.43m)

Spacious bay front living area with log burner.

Kitchen / Dining Area

24' 4" x 9' 9" (7.42m x 2.96m)

Country-style kitchen comprising a range of base units and space for appliances. Step down into dining area with patio doors leading directly onto south-facing rear garden and further door into lean-to area.

Additional Reception Room

12' 3" x 8' 8" (3.73m x 2.65m)

Additional versatile reception room which could be utilised as a separate living space or home office.

Lean-To

23' 4" x 4' 6" (7.12m x 1.37m)

Lean-to area leading to rear garden.

Bedroom One

13' 11" x 11' 3" (4.25m x 3.43m)

Spacious master bedroom with feature fireplace and bay window.

Bedroom Two

12' 4" x 7' 8" (3.75m x 2.34m)

Bedroom with feature fireplace and southerly aspect.

Bedroom Three

10' 4" x 7' 10" (3.16m x 2.40m)

Bedroom with fitted wardrobe and southerly aspect.

Bathroom

Shower cubicle, vanity unit, heated towel rail, low level w/c.



GARDEN

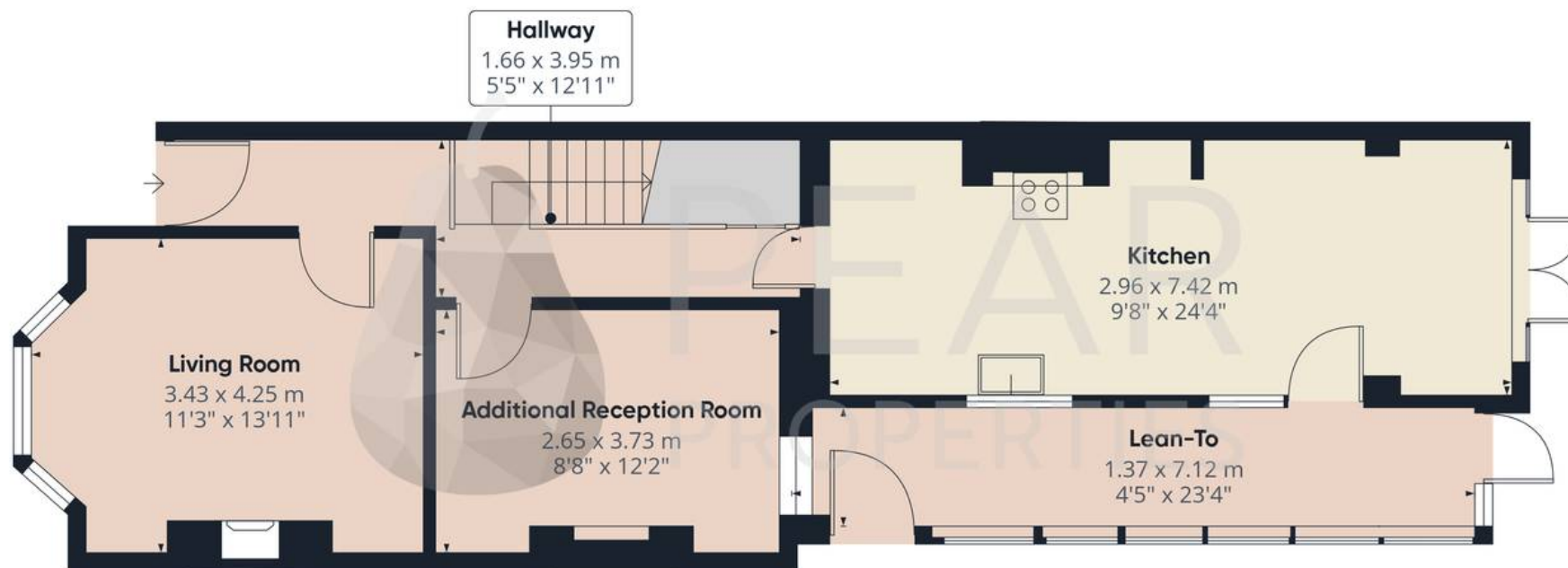
South-facing rear garden which with a mixture of paving and lawn areas.

DRIVEWAY

1 Parking Space

Driveway with space for one vehicle.



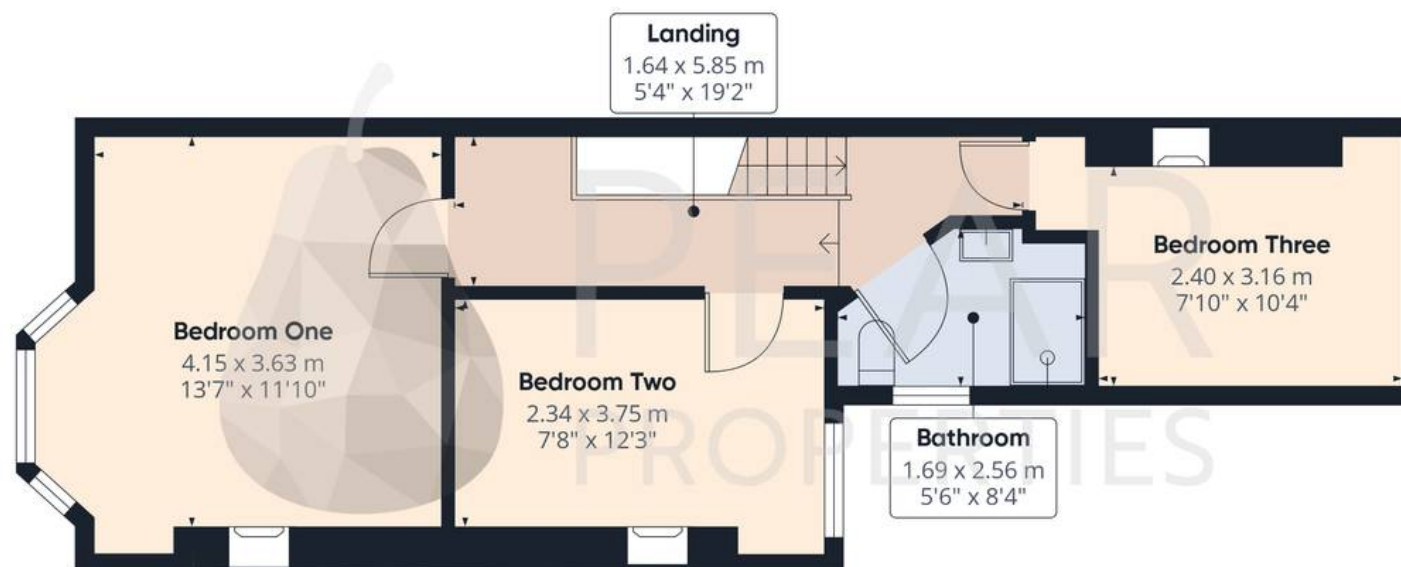


Ground Floor

Approximate total area⁽¹⁾

107.8 m²

1160 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.

GIRAFFE360



Pear Properties

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