



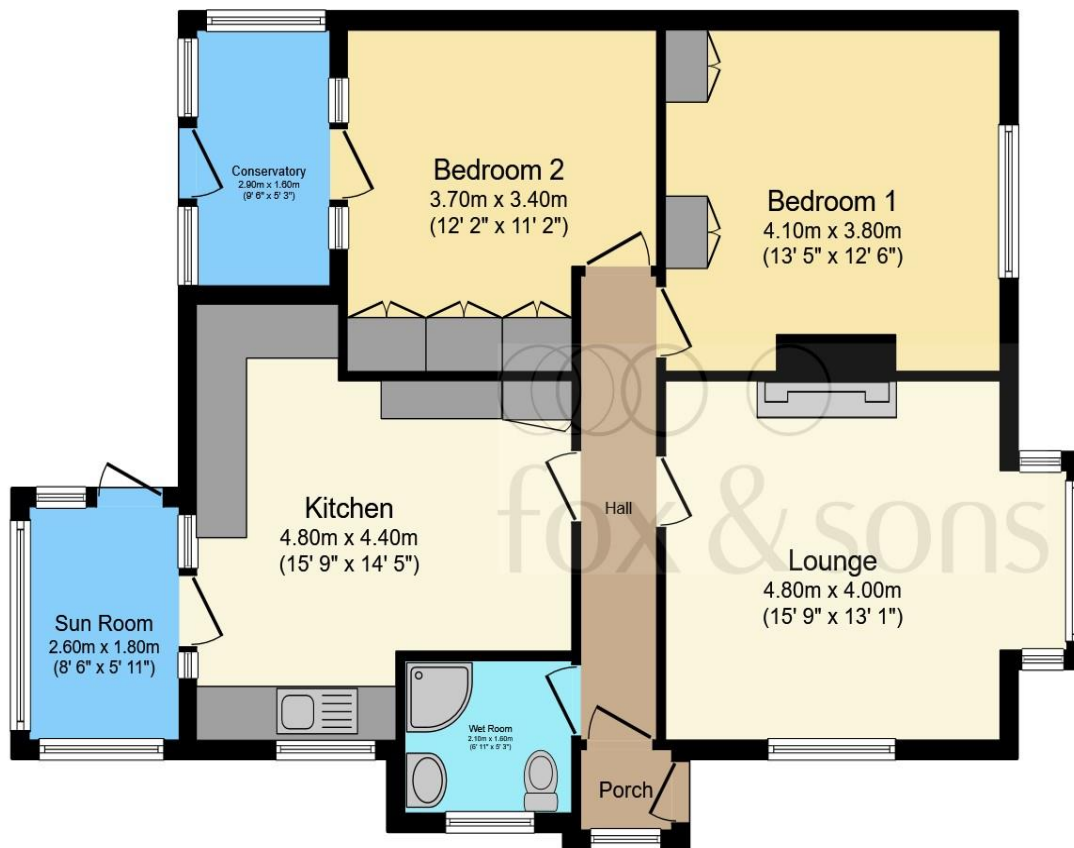
Pratton Avenue, Lancing BN15 9NU

welcome to

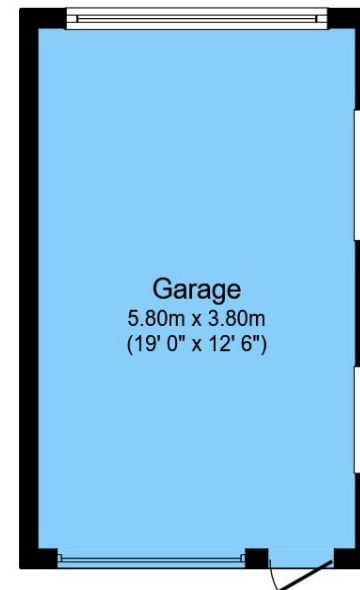
Pratton Avenue, Lancing

**** GUIDE PRICE £425,000 - £450,000 ** Chain free** TWO DOUBLE bedroom DETACHED bungalow in Lancing with: two double bedrooms (rear bedroom with conservatory and access to garden), separate lounge, kitchen-diner with door to sun room, extensive gardens, very large detached garage, drive.**





Floor Plan



Garage

Porch

Hall

Lounge

15' 9" x 13' 1" (4.80m x 3.99m)

Kitchen

15' 9" x 14' 5" (4.80m x 4.39m)

Sun Room

8' 6" x 5' 11" (2.59m x 1.80m)

Shower Room

6' 11" x 5' 3" (2.11m x 1.60m)

Bedroom 1

13' 5" x 12' 6" (4.09m x 3.81m)

Bedroom 2

12' 2" x 11' 2" (3.71m x 3.40m)

Conservatory

9' 6" x 5' 3" (2.90m x 1.60m)

Garage

19' x 12' 6" (5.79m x 3.81m)

Total floor area 107.5 m² (1,157 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Pratton Avenue, Lancing

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- LARGE PLOT WITH GARDENS AND DETACHED DOUBLE GARAGE
- KITCHEN DINER WITH SUN ROOM
- CONSERVATORY OFF REAR BEDROOM

Tenure: Freehold EPC Rating: D

guide price

£425,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LCG105906



Property Ref:
LCG105906 - 0006

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