



**Bristol Avenue, Lancing, BN15 8NL**

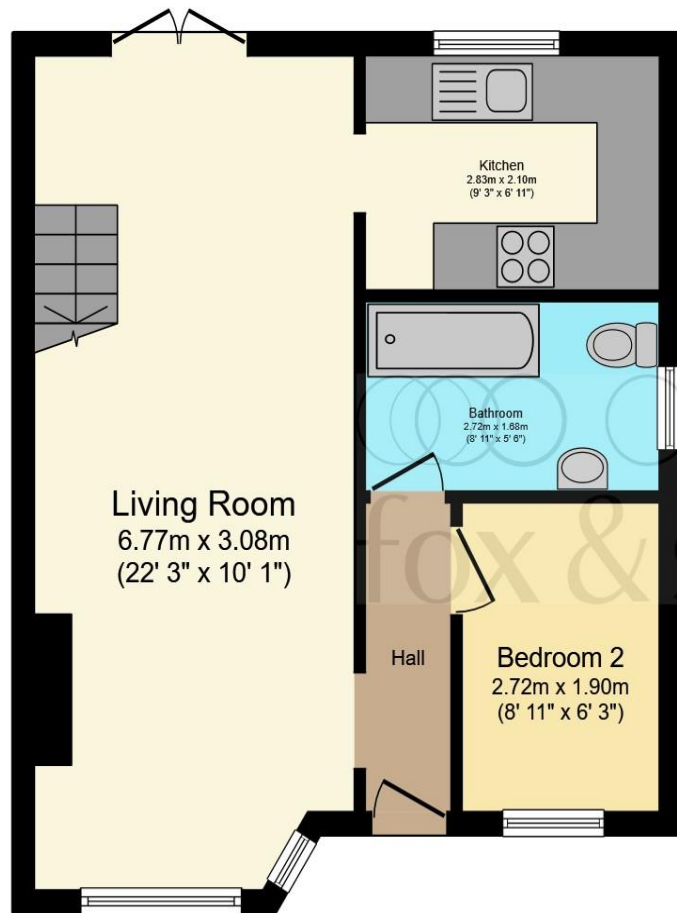


**welcome to**

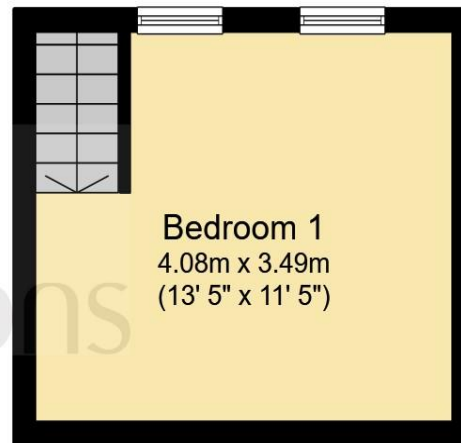
**Bristol Avenue, Lancing**

GUIDE PRICE £325,000-£350,000 Fox and Sons are delighted to bring to market this semi-detached property only a few moments' walk from the seafront. This property comes with a large driveway and large open living area running the length of the property, leading to an expansive rear garden.





**Ground Floor**



**First Floor**

Total floor area 56.4 m<sup>2</sup> (607 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](http://www.focalagent.com)

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## Bristol Avenue, Lancing

- GUIDE PRICE £325,000-£350,000
- Close to the Beach
- Loft Conversion
- Driveway
- Cul-De-Sec Location

Tenure: Freehold EPC Rating: D

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LCG106258](https://fox-and-sons.co.uk/Property/LCG106258)



Property Ref:  
LCG106258 - 0003

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fox & sons



**01903 766041**



[Lancing@fox-and-sons.co.uk](mailto:Lancing@fox-and-sons.co.uk)



8/10 North Road, LANCING, West Sussex,  
BN15 9AE



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