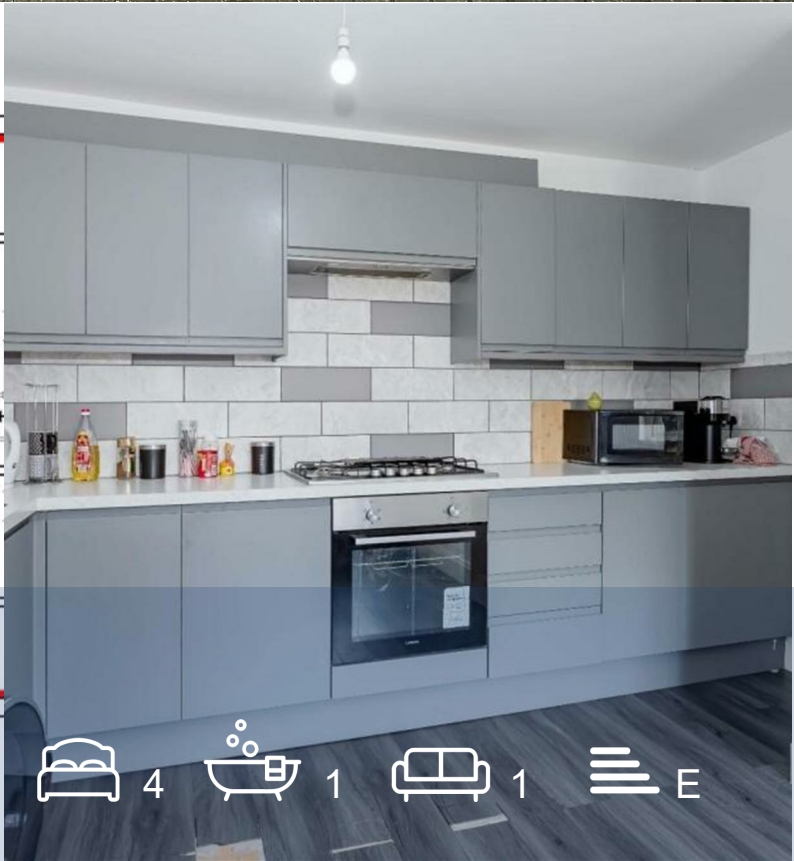


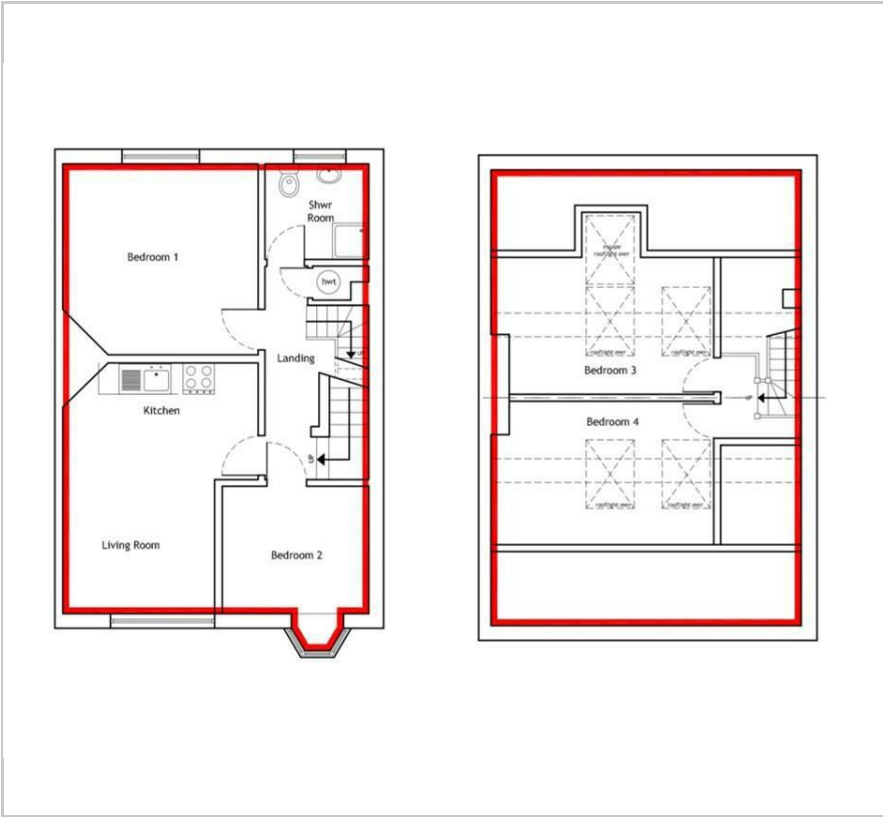
32 Crabtree Lane

, Lancing, BN15 9PQ

Guide price £225,000



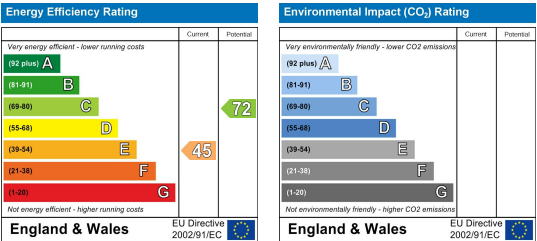
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.



GUIDE PRICE £225,000 TO £250,000

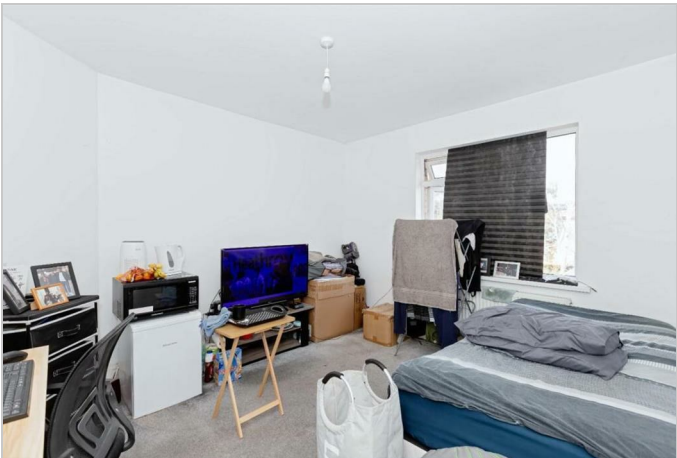
WE HAVE KEYS FOR VIEWINGS, CALL TO BOOK AN APPOINTMENT.

PRODUCING IMMEDIATE INCOME OF £2,320 PCM.

Avards Estate Agents are pleased to present this charming four-bedroom maisonette located on the sought-after Crabtree Lane in Lancing. Currently operating as a House in Multiple Occupation (HMO), this property generates an impressive rental income of £2,320 per calendar month, making it an excellent investment opportunity.

The maisonette is well-situated, with a delightful array of shops nearby, and is conveniently within walking distance to the high street and Lancing train station. This location offers excellent transport links to Brighton, Gatwick Airport, and London, making it ideal for commuters and those who enjoy the vibrancy of city life.

The accommodation is thoughtfully arranged over two floors. On the first floor, you will find a welcoming landing that leads to a spacious living area, which seamlessly integrates with a modern kitchen. This floor also features two comfortable bedrooms and a contemporary shower room. Ascending to the second floor, you will discover two additional bedrooms, providing ample space for family or guests.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Avard Estate Agents 143 Ditchling Road, BN1 6JA
Tel: 01273696000 Email: info@avards.co.uk http://www.avard.co.uk