

First Avenue, Lancing

Offers Over £375,000



First Avenue

Lancing

Well presented chain free 3 bed end terrace with modern kitchen, spacious living, double garage, driveway for 2 cars, and large rear garden.
Council Tax band: C

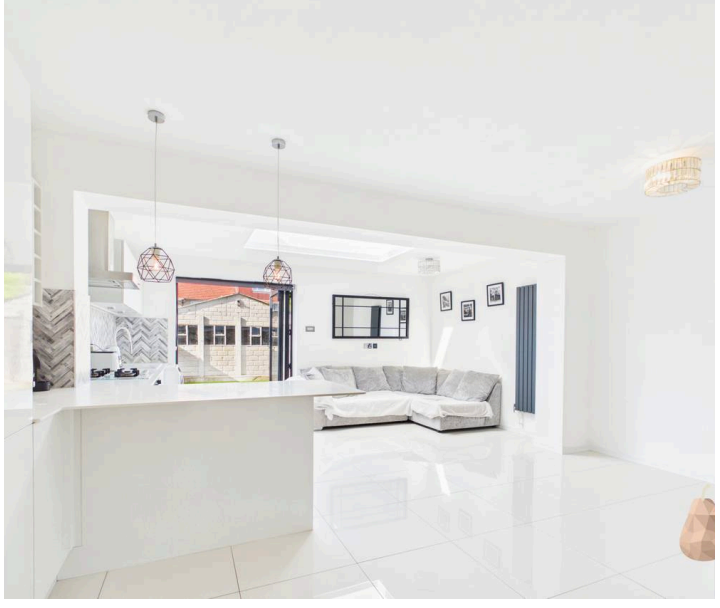
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- End Of Terrace House
- Chain Free
- Two Double Bedrooms & One Single Bedroom
- Spacious Open Plan Kitchen / Dining Room
- Separate Living Room
- Modern Fitted Kitchen With Breakfast Bar
- Low Maintenance Rear Garden
- Driveway and Double Garage To The Rear
- Please Take A Look At Our Interactive Virtual Tour







Open Plan Kitchen / Dining / Living Room
21' 5" x 17' 0" (6.54m x 5.19m)
Spacious and bright open-plan kitchen, dining and living area, featuring a modern fitted kitchen with a range of wall and base units, a breakfast bar and space for appliances. A skylight allows plenty of natural light to flood the space, while doors provide direct access to the rear garden.

Living Room
11' 9" x 11' 3" (3.58m x 3.44m)
Spacious living room with bay window to the front.

Bedroom One
11' 9" x 10' 10" (3.59m x 3.29m)
Spacious well presented double bedroom with bay window.

Bedroom Two
11' 11" x 10' 11" (3.62m x 3.32m)
Good sized second double bedroom.

Bedroom Three
7' 3" x 5' 11" (2.20m x 1.81m)
Third single bedroom.

Bathroom
6' 11" x 5' 11" (2.11m x 1.81m)
Fully tiled modern fitted bathroom comprising walk-in shower unit, WC, hand wash basin and heated towel rail

REAR GARDEN

Good sized rear garden mainly laid to lawn

DRIVEWAY

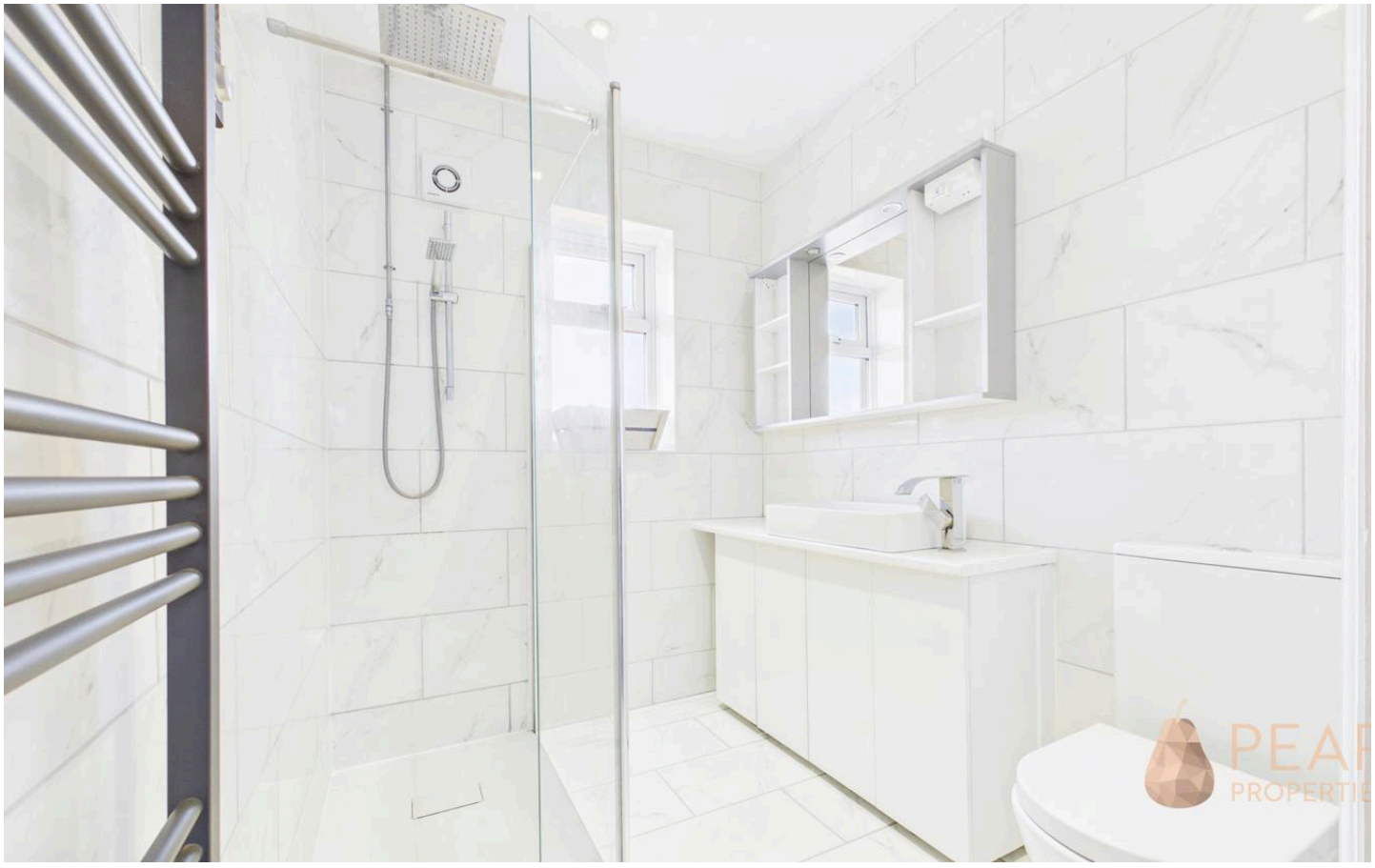
2 Parking Spaces

Driveway for multiple vehicles

DOUBLE GARAGE

1 Parking Space

Double garage at the rear of the property, with power and lighting.

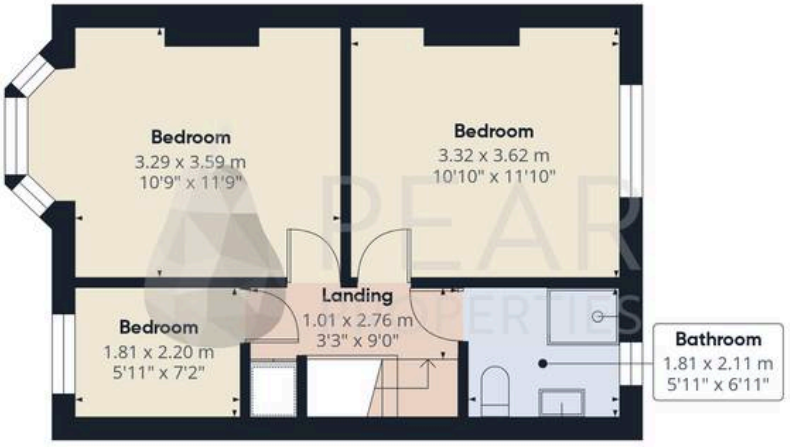




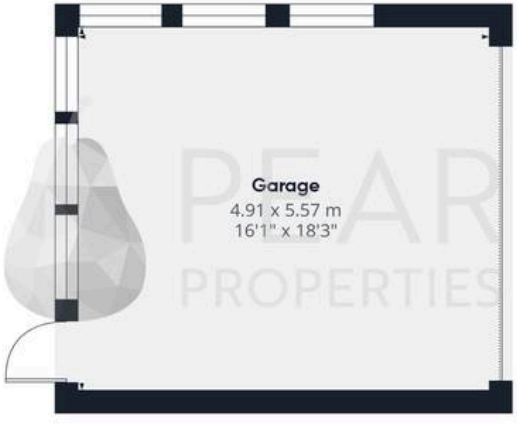




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

PEAR PROPERTIES

Approximate total area(1)

114.2 m²

1230 ft²

Reduced headroom

1.2 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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
20 Crabtree Lane, Lancing - BN15 9QP
01903 947337 · hello@pearproperties.uk · pearproperties.uk