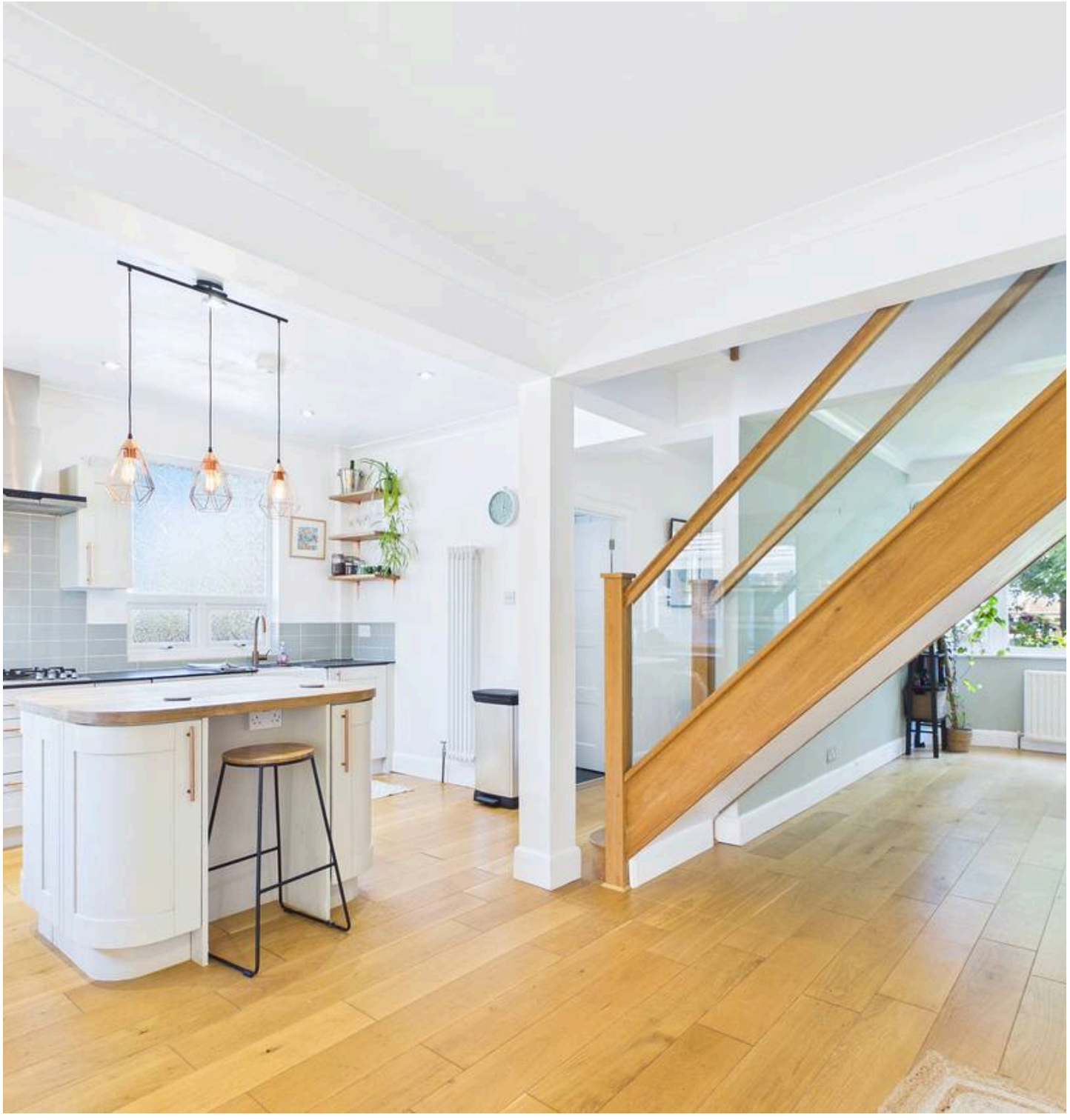

PEAR
PROPERTIES
Abbots Way, Lancing
Lancing
Offers Over £460,000



Abbots Way

Lancing

Spacious 3-bed semi detached home, open plan living / kitchen / dining area, sunroom, 3 modern bathrooms, west-facing garden, outbuilding, and driveway
Council Tax band: D

Tenure: Freehold

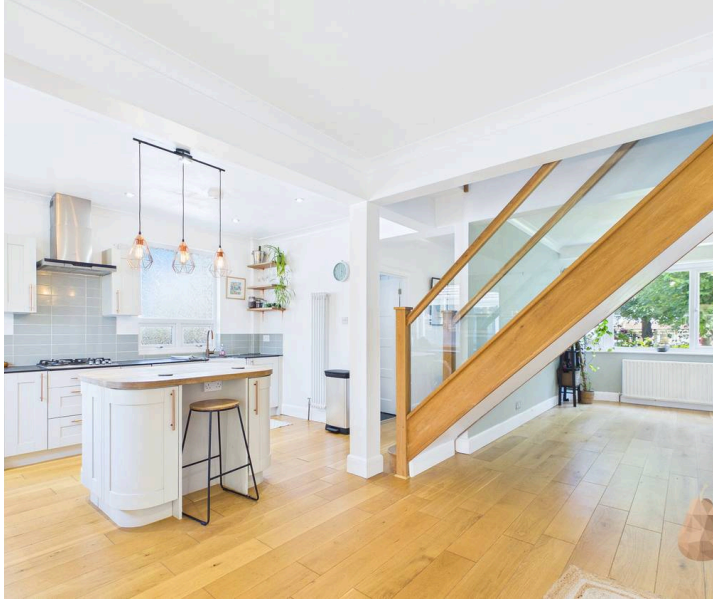
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Excellently Presented Throughout
- Three Bedroom Semi-Detached House
- Spacious Open Plan Kitchen / Living / Dining Room
- Two Modern Bathrooms & En-Suite To Main Bedroom
- Detached Garden Room With Separate Storage Area
- Spacious Sunroom Overlooking Westerly Rear Garden
- Driveway For Multiple Vehicles
- Situated Within Close Proximity To Lancing Train Station
- Please Take A Look At Our Virtual Tour







Open Plan Kitchen / Dining Room
28' 9" x 14' 10" (8.76m x 4.51m)
Excellently presented and spacious open-plan kitchen/dining room, seamlessly flowing into the living area. The modern fitted kitchen features a stylish central island, creating a fantastic space for both entertaining and everyday living.

Living Room
Bright and spacious living area, seamlessly flowing from the open-plan kitchen/dining room

Ground Floor Bathroom
1' 9" x 6' 6" (0.54m x 1.97m)
Fully tiled modern fitted bathroom comprising bath with over bath shower, hand wash basin, WC and heated towel rail

Bathroom
6' 10" x 5' 2" (2.09m x 1.57m)
Modern fitted partially tiled bathroom comprising bath with hand held shower attachment, WC, hand wash basin and heated towel rail

Bedroom One
10' 10" x 14' 3" (3.29m x 4.34m)
Spacious double bedroom, with en-suite shower room

En-Suite
6' 11" x 5' 2" (2.11m x 1.58m)
Modern fitted en-suite to main bedroom, comprising walk in shower, hand wash basin, WC and heated towel rail.

Bedroom Two
11' 2" x 11' 1" (3.41m x 3.37m)
Second double bedroom overlooking rear garden

Bedroom Three
10' 0" x 8' 2" (3.04m x 2.50m)
Bright good sized third bedroom

Sunroom
9' 0" x 9' 11" (2.75m x 3.02m)
Versatile sunroom overlooking the rear garden

Garden

Westerly facing rear garden, mostly laid to lawn

DRIVEWAY

2 Parking Spaces

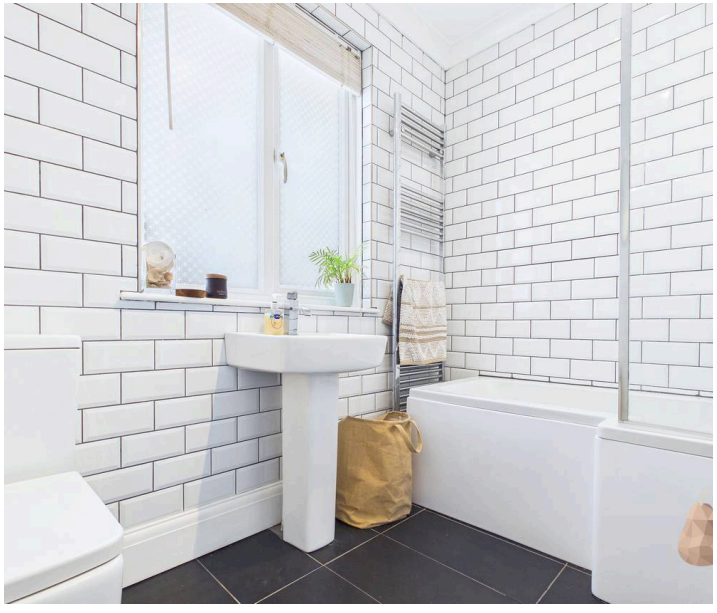
Driveway for multiple vehicles

GARAGE

Single Garage

Versatile outbuilding offering a range of potential uses, ideal as a home office, hobby room or additional workspace, with a useful storage area to the front.









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

PEAR PROPERTIES

Approximate total area(1)

114.6 m²

1235 ft²

Reduced headroom

1.3 m²

14 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



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