



PEAR
PROPERTIES



Orchard Avenue, Lancing

£290,000



Orchard Avenue

Lancing

Three-bedroom terraced house needing full modernisation. Two reception rooms, kitchen for refit, upstairs bathroom, potential for rear parking or garage, and front garden. Ideal renovation project. Council Tax band: C

Tenure: Freehold

- Three Bedrooms
- Two Reception Rooms
- In Need Of Full Modernisation
- Fitted Kitchen
- Conservatory/Sun Room
- Bathroom
- Front garden
- Potential For Rear Parking or Garage
- Ideal As First Time Buy



Living Room

11' 3" x 12' 0" (3.44m x 3.65m)

Bay fronted living room with fireplace with gas fire.

Dining Room

10' 3" x 12' 0" (3.13m x 3.66m)

Spacious room with sliding doors leading in to sun room and further door in to kitchen.

Sunroom

8' 1" x 5' 9" (2.46m x 1.74m)

Sunroom with windows and sliding doors opening to rear garden.

Kitchen

6' 4" x 8' 4" (1.93m x 2.54m)

Fitted kitchen with double glazed front door leading to rear garden.

Bedroom One

9' 2" x 14' 2" (2.79m x 4.33m)

Good side double bedroom with bay window and fitted wardrobes.

Bedroom Two

5' 11" x 6' 9" (1.81m x 2.05m)

Further double bedroom with mirror sliding doors to built in wardrobe, window overlooking rear garden.

Bedroom Three

9' 2" x 12' 0" (2.80m x 3.66m)

Single bedroom.

Bathroom

5' 10" x 5' 6" (1.78m x 1.68m)

Fitted bathroom suite comprising bath with shower over, WC, pedestal wash hand basin.



Garden

A generous size with potential rear access for parking, with space to build a garage.

Disclaimer

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order

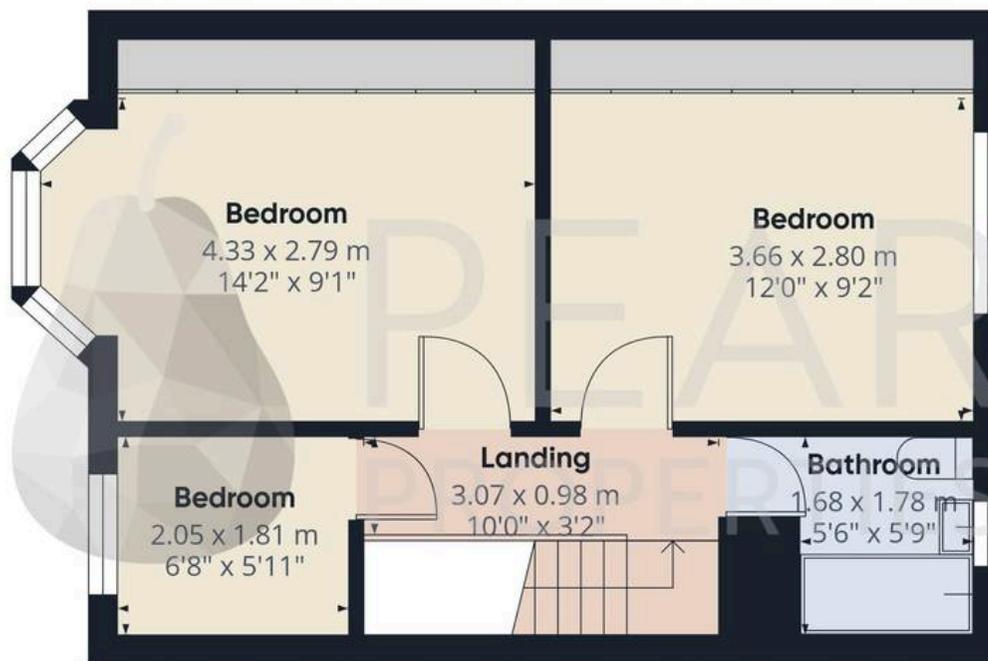




Ground Floor

Approximate total area⁽¹⁾

77.9 m²
838 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Pear Properties

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