



PEAR
PROPERTIES

Orchard Avenue, Lancing

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Offers Over £425,000



Orchard Avenue

Lancing

Spacious five bedroom end terrace with two receptions, modern kitchen, off road parking, and flexible layout. Close to Lancing Village shops, amenities, and transport links. Virtual tour available. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Extended Five Bedroom End Terrace House
- Bay Fronted Living Room
- Second Reception Room
- Three Bathrooms, One on Each Level
- Modern Fitted Kitchen
- Flexible Family Living
- Good Size West Facing Rear Garden
- Off Road Parking for Multiple Vehicles
- Close To Lancing Village & Transport Links
- Please Take A Look At Our Interactive Virtual Tour



Hallway

15' 9" x 5' 6" (4.79m x 1.68m)

Living Room

12' 0" x 11' 3" (3.67m x 3.44m)

Nice sized bay fronted living room.

Dining Room

16' 10" x 12' 1" (5.13m x 3.69m)

Good size second reception room opening in to kitchen.

Kitchen

15' 11" x 8' 0" (4.85m x 2.43m)

A good range of white wall and base units and drawers with space for appliances, double glazed door in to rear garden.

Bedroom

15' 7" x 7' 6" (4.75m x 2.29m)

Accessed via the hallway is this good size double ground floor bedroom with door leading to en-suite bathroom and further door leading outside.

Bathroom

6' 2" x 3' 10" (1.87m x 1.17m)

En-suite shower room comprising walk in shower cubicle, WC and wash hand basin.

Landing

16' 6" x 6' 0" (5.03m x 1.84m)

Bedroom

12' 2" x 9' 11" (3.71m x 3.03m)

Bay fronted double bedroom with a good range of built in furniture.

Bedroom

12' 2" x 10' 11" (3.70m x 3.34m)

Double bedroom with window overlooking rear garden.

Bathroom

7' 8" x 5' 11" (2.33m x 1.80m)

Fully tiled white bathroom suite comprising bath with shower over, WC, vanity sink unit, chrome heated towel rail.



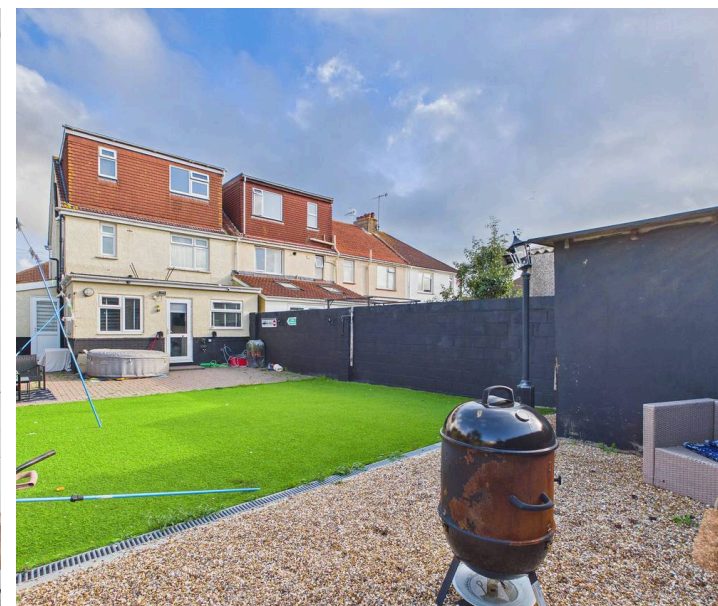
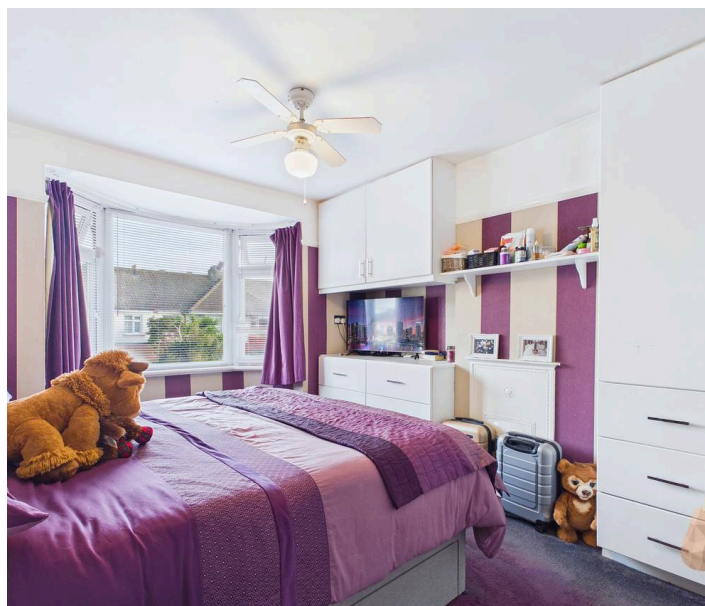
GARDEN

A low maintenance, fantastic size West facing garden comprising good size paved area, artificial lawn and rear shingled area, brick built shed and back gate giving access.

OFF STREET

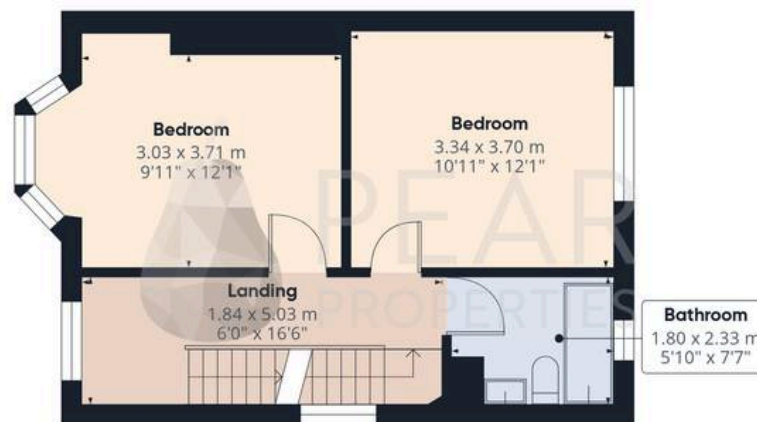
3 Parking Spaces

Driveway providing off road parking for multiple vehicles.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

126.1 m²

1357 ft²

Reduced headroom

3.8 m²

41 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

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