



Myrtle Road, Lancing

Offers Over £450,000



Myrtle Road

Lancing

Spacious end terrace on a corner plot with 4/5 bedrooms, annexe, modern kitchen, off-road parking, and central location near station and shops. Ideal for families or multi-generational living.

Council Tax band: B

Tenure: Freehold

- Corner Plot With Gardens To Three Sides
- Off-Road Parking For 2 Cars
- Self Contained Annex
- Modern Kitchen/Dining Room With Feature Fireplace
- Spacious Bay Fronted Living Room With Wood Burner
- Four First Floor Bedrooms
- Modern Bathroom
- Utility Room With Potential To Reinstate WC
- Short Walk From Train Station & Village Centre Shopping
- Please Take A Look At Our Interactive Virtual Tour



Living room

16' 6" x 11' 11" (5.04m x 3.64m)

A spacious family living room with a feature wood burner, 2 windows including a bay to the front, opening to the kitchen/dining room.

Kitchen/Dining Room

25' 11" x 10' 10" (7.91m x 3.30m)

A large open plan kitchen/dining room with a modern kitchen with space for an large fridge freezer, space for a large dining table, feature fireplace, door to utility room, double doors to garden.

Utility Room

5' 3" x 4' 9" (1.60m x 1.45m)

Formally a downstairs WC and easily reinstated - space and plumbing for washing machine/dryer.

Bedroom 1

11' 10" x 9' 11" (3.60m x 3.02m)

Double bedroom with space for large wardrobe, large window.

Bedroom 2

10' 9" x 8' 0" (3.27m x 2.45m)

Double bedroom with fitted wardrobe and additional airing cupboard, double glazed window.

Bedroom 3

9' 4" x 8' 11" (2.84m x 2.71m)

Smaller double bedroom/Large single room with double glazed window.

Bedroom 4

8' 6" x 6' 0" (2.58m x 1.84m)

Single bedroom with window to the front.

Bathroom

6' 1" x 6' 0" (1.85m x 1.82m)

Modern bathroom with shower over the bath, wc/basin unit with storage, obscured double glazed window.



Self Contained Annex

Converted from a garage, the annex is completely separated from the house and can be accessed from the side garden gate.

Annex Bedroom

12' 10" x 11' 10" (3.92m x 3.60m)

A large studio room in the self contained annex, window to front.

Annex Shower room

7' 3" x 5' 10" (2.20m x 1.78m)

Spacious shower room with large windows, large walk in shower, wash basin and WC.

Garden

Set on a corner plot with gardens to 3 sides.

OFF STREET

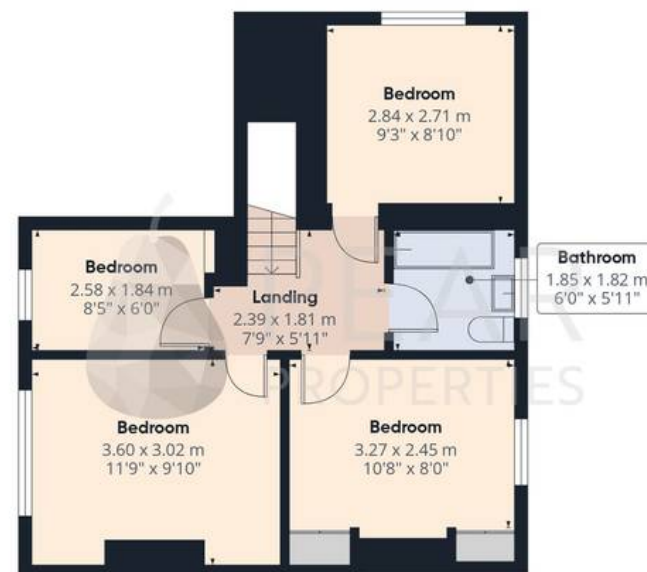
2 Parking Spaces

Off street parking for at least 2 cars, with access to the side garden and a gate to the rear for private access to the annex.

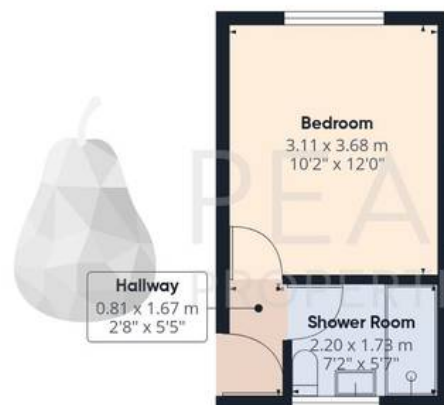




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

106.9 m²

1151 ft²

Reduced headroom

3.5 m²

38 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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