



PEAR
PROPERTIES



Bristol Avenue, Lancing

Offers Over £300,000



Bristol Avenue

Lancing

Two bedroom semi-detached bungalow near seafront, with garage, driveway, no chain. Spacious living room, fitted kitchen, flexible bedrooms. Ideal for personalisation.

Council Tax band: B

Tenure: Freehold

- Two Bedroom Semi Detached Bungalow
- Living Room
- Fitted Kitchen
- No Ongoing Chain
- Off Road Parking
- Driveway Leading to Garage
- Large Rear Garden
- Close to Seafront



Porch

4' 5" x 7' 8" (1.35m x 2.34m)

Double glazed front door leading in to large porch, further door leading in to entrance hall.

Bedroom One

13' 4" x 10' 4" (4.07m x 3.16m)

Good size bay fronted double bedroom.

Bathroom

5' 11" x 6' 8" (1.81m x 2.04m)

Fully tiled white suite comprising bath with shower over, WC, wash hand basin and tall heated towel rail.

Bedroom Two

9' 11" x 8' 0" (3.01m x 2.45m)

Further good size bedroom.

Living Room

14' 10" x 10' 11" (4.53m x 3.32m)

Good size living room with open fireplace and large sliding doors leading out to rear garden.

Kitchen

10' 6" x 8' 11" (3.19m x 2.73m)

A range of wall and base units, fitted oven and gas hob, space for further appliances, door leading to rear garden.



GARDEN

The garden is a fantastic size comprising a large decked area and the remainder being mainly laid to lawn. The garage can be accessed from the garden and there is also a further part built garage behind.

DRIVEWAY

2 Parking Spaces

Off road parking for two vehicles.





Ground Floor Building 1

Approximate total area⁽¹⁾

64.1 m²

688 ft²

Balconies and terraces

25.4 m²

273 ft²



Ground Floor Building 2

(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.

GIRAFFE360



Pear Properties

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