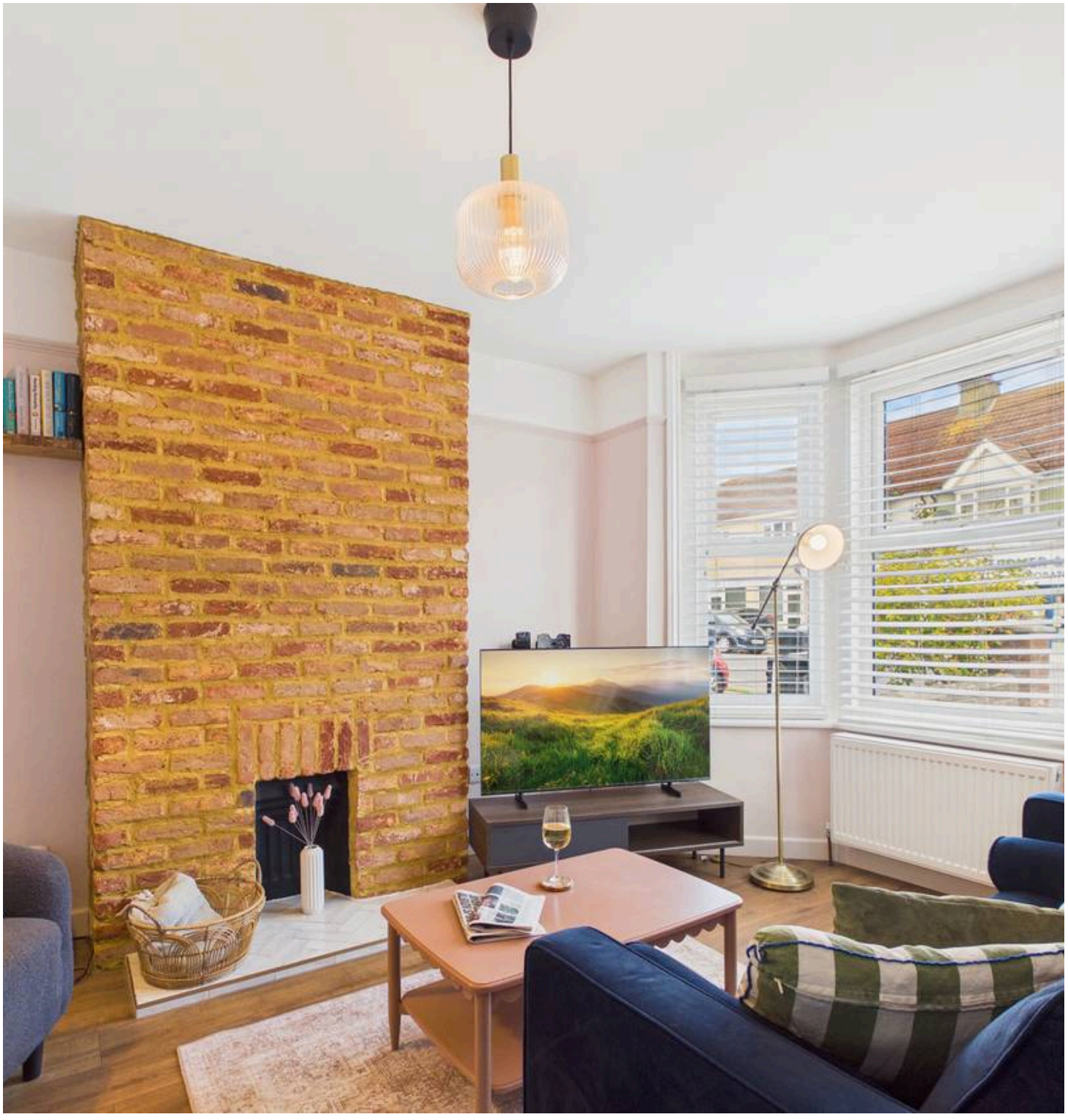


Penhill Road, Lancing

Lancing

In Excess of £350,000



Penhill Road

Lancing

Beautifully presented 2-bed mid-terrace in central Lancing. Modern kitchen, stylish décor, off-road parking, sunny south-facing garden. Ideal for home or turnkey holiday let. Near seafront.
Council Tax band: C

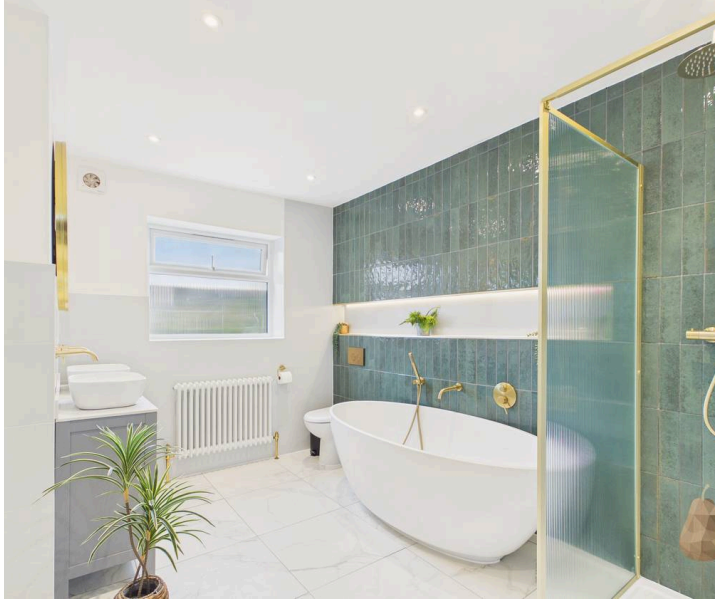
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Older Style Terraced House In Central Lancing - Close To Seafront
- Two Double Bedrooms
- Excellently Presented Throughout
- Living Room With Exposed Brick Feature Fireplace
- Exceptional Fitted Bathroom With Separate Shower
- Modern Fitted Kitchen With Integrated Appliances
- Bright Dining Room Flowing Into Kitchen
- Driveway To The Front & South Facing Rear Garden
- Previously A Holiday Let - Could Continue For New Owner With No Input Required
- Please Take A Look At Our Interactive Virtual Tour







Kitchen
8' 9" x 11' 7" (2.66m x 3.54m)
A modern fitted kitchen with a range of wall and base units, integrated appliances and direct access to the rear garden

Dining Room
11' 3" x 10' 10" (3.42m x 3.30m)
Bright well presented dining room, flowing into the kitchen

Living Room
10' 5" x 13' 0" (3.18m x 3.96m)
Spacious living room with exposed brick feature fireplace

Bathroom
8' 3" x 11' 3" (2.51m x 3.42m)
A modern and spacious bathroom, featuring a freestanding bath, separate walk-in shower, double wash basins, heated towel rail and an additional radiator.

Bedroom
13' 10" x 10' 11" (4.21m x 3.32m)
A spacious double bedroom, offering plenty of natural light from two windows.

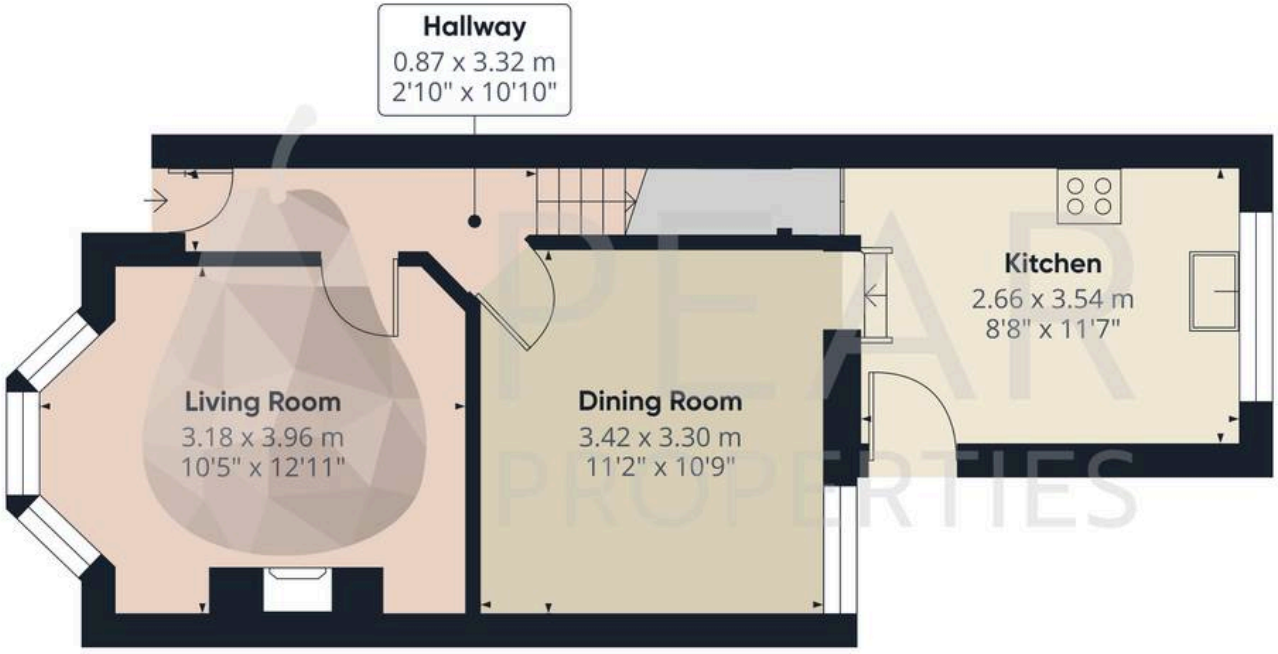
Bedroom
8' 10" x 10' 10" (2.70m x 3.29m)
Excellently presented second double bedroom

Garden

Well maintained rear garden mainly laid to lawn

Driveway

2 Parking Spaces



Ground Floor



Floor 1



PEAR PROPERTIES

Approximate total area(1)

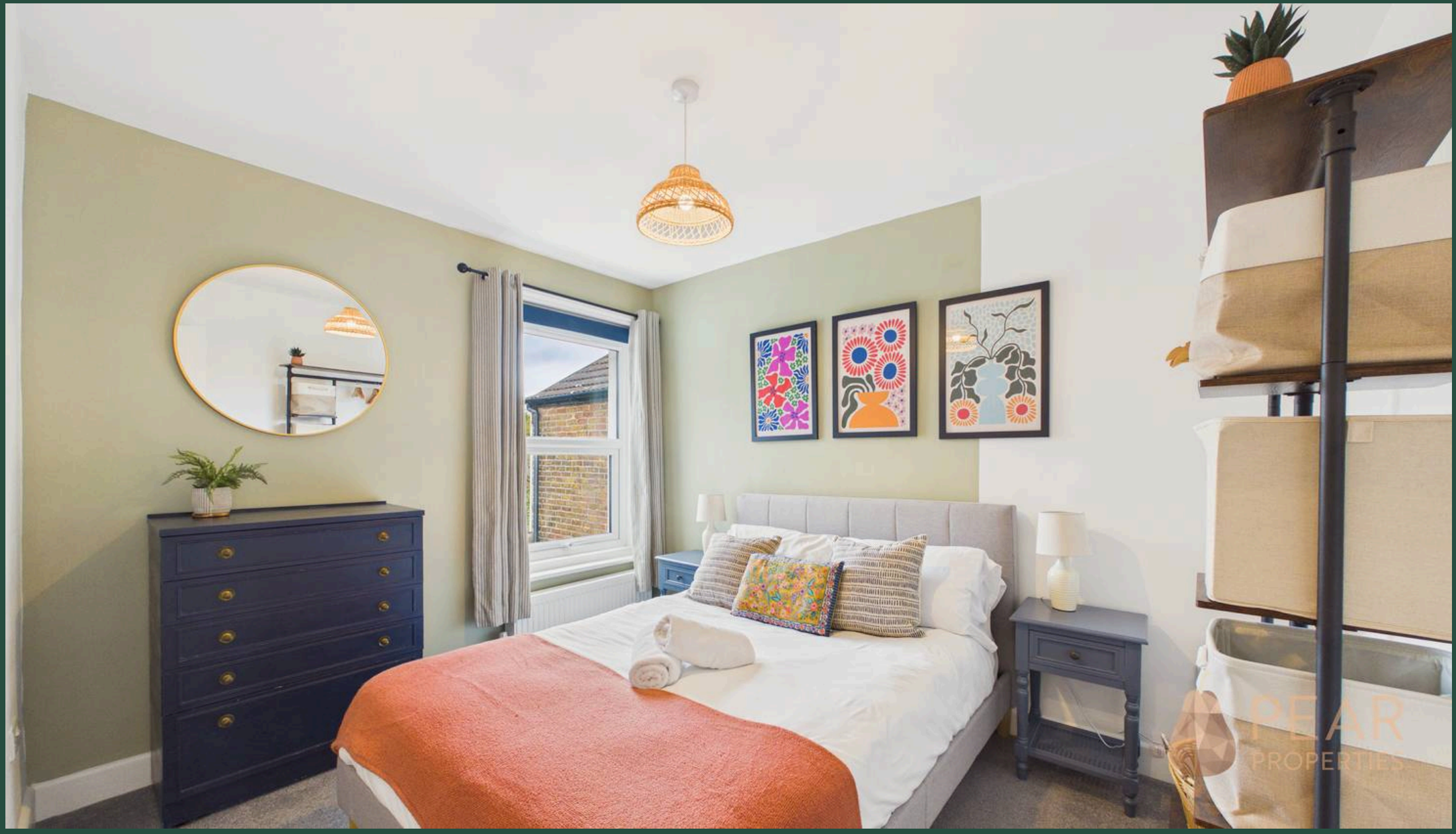
71.8 m²

773 ft²

(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

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk