



PEAR
PROPERTIES



Daniel Close, Lancing

Guide Price £270,000



Daniel Close

Lancing

Spacious two bedroom terraced house with open plan kitchen/dining, conservatory, large bedrooms, and no onward chain. Great potential in a popular, convenient location. Early viewing advised.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bedroom Terraced House With Potential To Improve
- Private South Facing Garden
- Large Master Bedroom
- Open Plan Kitchen/Dining Room
- Conservatory
- Gas Central Heating
- First Floor Bathroom
- No Chain



Living Room

13' 11" x 10' 0" (4.23m x 3.06m)

A light and airy living room with feature chimney.

Kitchen

14' 7" x 11' 2" (4.45m x 3.41m)

Open kitchen/dining room, kitchen area comprising a range of wall and base units, integrated eye level oven, central island with five ring gas burner hob, space for further appliances. Door leading in to conservatory.

Sun Room

13' 11" x 8' 1" (4.23m x 2.47m)

Part brick built sun room with windows overlooking garden with double patio doors leading outside.

Bedroom One

14' 6" x 12' 1" (4.41m x 3.68m)

A fantastic size master bedroom with large double glazed windows letting in lots of natural light.

Bedroom Two

8' 10" x 11' 5" (2.68m x 3.48m)

A further good size double bedroom with built in cupboard.

Bathroom

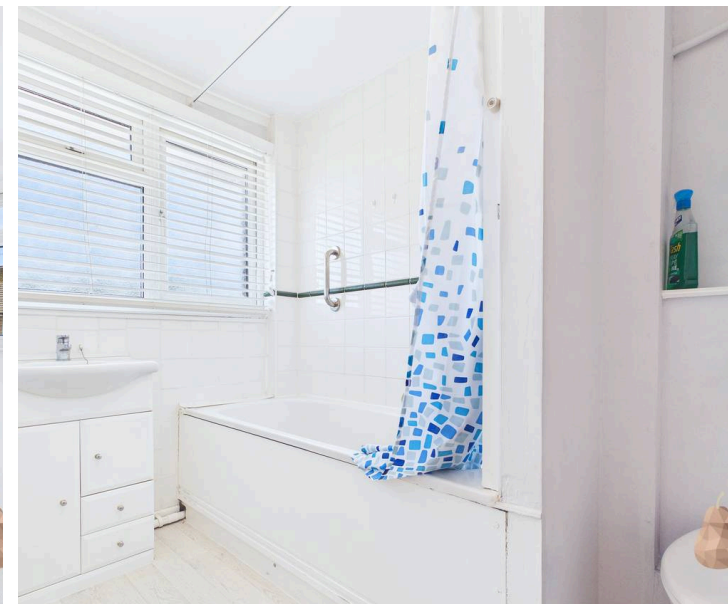
5' 5" x 8' 4" (1.65m x 2.53m)

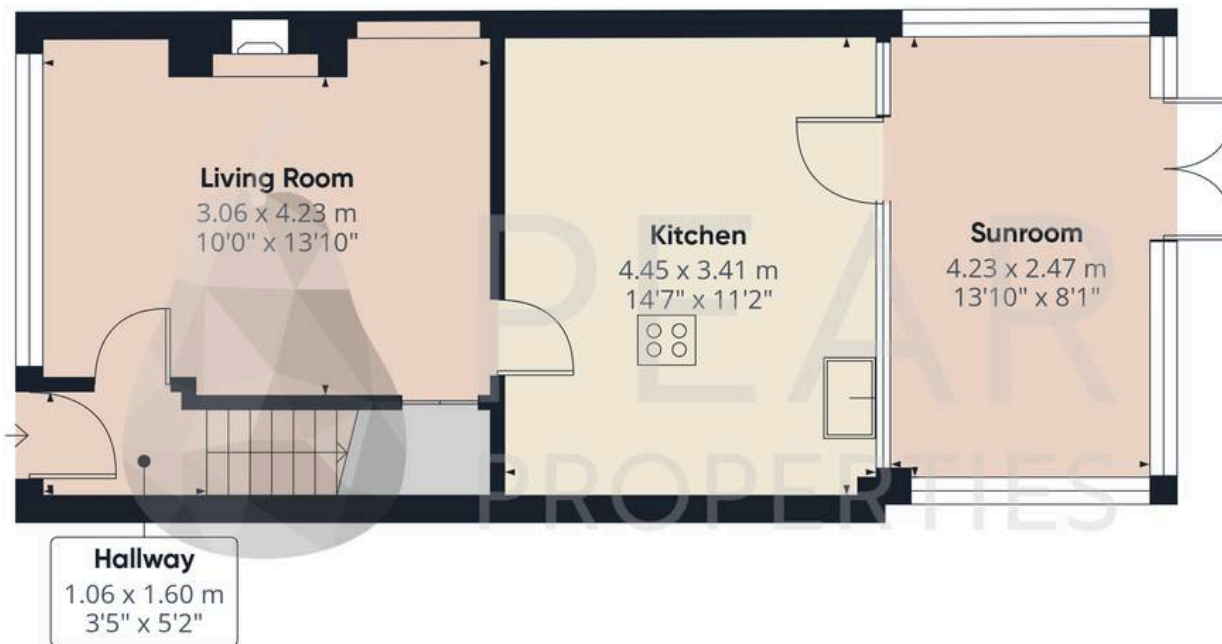
Tiled white suite comprising bath with shower over, vanity sink unit with storage beneath, WC and mirrored wall cabinet.



GARDEN

South facing rear garden with rear access.

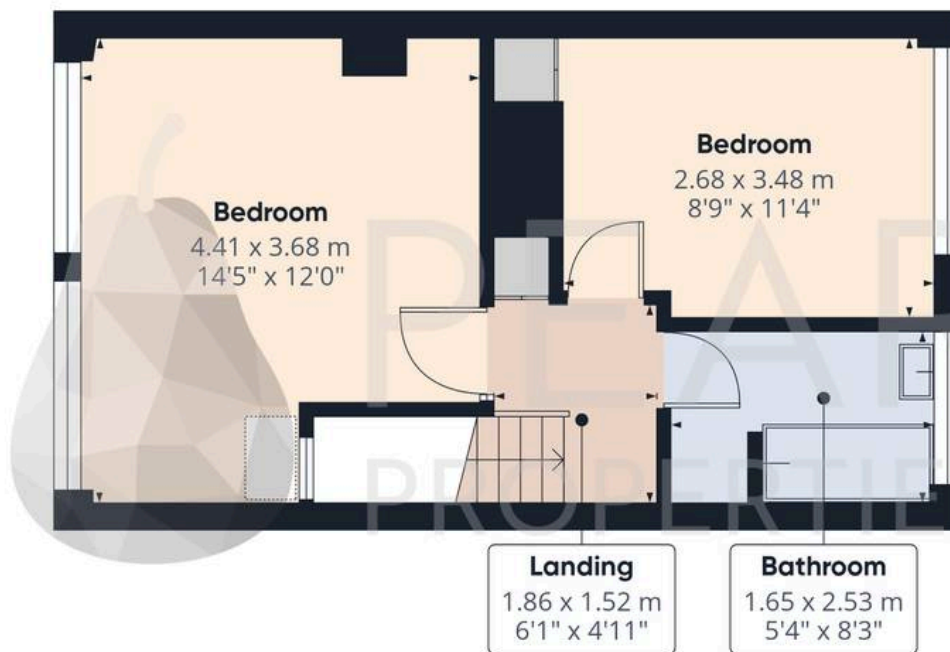




Ground Floor

Approximate total area⁽¹⁾

74 m²
797 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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