



PEAR
PROPERTIES



Monks Avenue, Lancing

£350,000



Monks Avenue

Lancing

Three bedroom semi detached home with sun room, loft room, large rear garden, sheds, patio, and off street parking. In need of modernisation. Chain free.

Great potential for a family project.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Bedrooms + Loft Room
- Semi Detached Family Home
- In Need Of Modernisation/Improvement
- Ground Floor Extension To Create Garden Room
- Please Take A Look At Our Virtual Tour
- Off Street Parking
- Chain Free
- Popular Location Close To Lancing Station & Shops



Living Room

14' 7" x 11' 2" (4.44m x 3.40m)

Feature curved bay window and open fireplace.

Kitchen/Dining Room

12' 0" x 17' 0" (3.65m x 5.18m)

A great size kitchen through dining room. The kitchen area comprises a vast range of wall and base units with integrated oven/hob.

Garden/Sun Room

15' 2" x 11' 0" (4.62m x 3.36m)

A good size second reception room with windows overlooking the garden and double doors leading outside.

Bedroom

12' 0" x 10' 8" (3.65m x 3.24m)

A good size double bedroom.

Bedroom

9' 0" x 9' 5" (2.74m x 2.88m)

Bedroom

8' 3" x 6' 2" (2.51m x 1.88m)

Shower Room

8' 2" x 6' 2" (2.49m x 1.88m)

Loft Room

13' 9" x 9' 6" (4.20m x 2.89m)

A great space with fixed staircase leading up to it.



GARDEN

A great size rear garden with the majority being laid to lawn. Two large sheds to the rear of the garden with a patio area.

OFF STREET

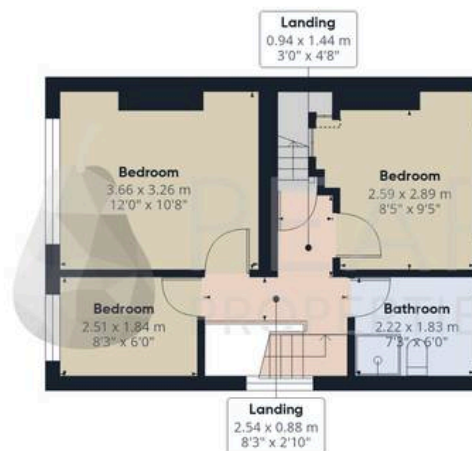
2 Parking Spaces

Driveway to the front of the property offering off road parking for multiple vehicles.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

102.3 m²

1102 ft²

Reduced headroom

3.1 m²

33 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

20 Crabtree Lane, Lancing - BN15 9QP

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