



PEAR
PROPERTIES



Fifth Avenue, Lancing

Offers Over £425,000



Fifth Avenue

Lancing

Beautifully presented 3-bed end terrace with bay living room, open plan kitchen diner, utility, WC, modern bathroom, driveway, and private garden with patio and lawn.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Bedroom End Of Terrace House
- Spacious Open Plan Kitchen / Dining Room
- Utility Room & Downstairs WC
- Modern Fitted Bathroom
- Bay Fronted Living Room
- Well Maintained Rear Garden
- Driveway For Multiple Vehicles
- Integral Garage
- Popular 'The Avenues' Location
- Please Take A Look At Our Virtual Tour & Walk Through Video



Open Plan Kitchen / Dining Room

Spacious open plan kitchen / dining room with sliding doors leading to rear patio. Modern fitted kitchen with a range of wall and base units, integrated oven/ hob and space for other kitchen appliances.

Living Room

24' 1" x 10' 7" (7.35m x 3.23m)

Bright living room with a bay window to the front, flowing into the kitchen / dining room

Utility Room

9' 1" x 7' 1" (2.78m x 2.16m)

Utility room with space for appliances, worktop surface, and a sink.

Downstairs WC

3' 11" x 3' 5" (1.20m x 1.03m)

Downstairs WC with hand wash basin, and currently housing the boiler

Bedroom One

11' 9" x 11' 4" (3.59m x 3.45m)

Spacious double bedroom with window overlooking rear garden

Bedroom Two

12' 0" x 11' 2" (3.65m x 3.40m)

Spacious and bright double bedroom

Bedroom Three

7' 4" x 6' 0" (2.23m x 1.83m)

Third single bedroom

Bathroom

6' 10" x 5' 8" (2.09m x 1.72m)

Modern fully tiled bathroom comprising walk-in shower cubicle, WC, hand wash basin and heated towel rail



GARDEN

Well-maintained rear garden featuring a paved patio area and a neatly kept lawn

DRIVEWAY

2 Parking Spaces

Driveway for multiple vehicles

GARAGE

Single Garage



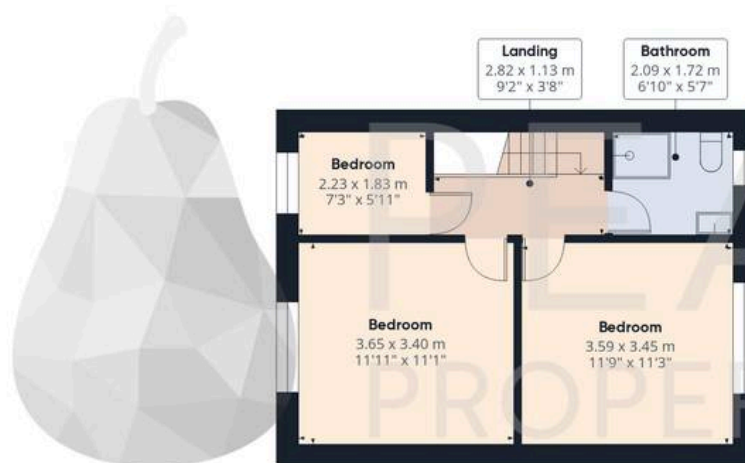


Ground Floor

Approximate total area⁽¹⁾

114.4 m²

1233 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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Pear Properties

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