



Orchard Avenue, Lancing



Orchard Avenue

Lancing

Refurbished 4-bed chalet bungalow with master suite, open plan kitchen, luxury bathroom, private garden, garage, and ample driveway parking. Ideal for modern family living and entertaining.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Recently Refurbished and Extended Chalet Bungalow
- Four Bedrooms
- Dressing Room To Master Bedroom
- Living Room With Feature Exposed Brick Fireplace and Log Burner
- Open Plan Modern Kitchen/Dining Room With Integrated Appliances
- Stunning Re-Fitted Four Piece Bathroom Suite
- Private Rear Garden with Access To Garage
- Driveway Providing Off Road Parking
- Garage
- Please Take A Look At Our Virtual Tour



Porch

3' 1" x 2' 6" (0.94m x 0.76m)

Double glazed front door in to inner porch with further front door in to property.

Hallway

10' 4" x 6' 8" (3.14m x 2.02m)

Welcoming entrance hall with wood effect flooring flowing throughout, stairs leading to first floor.

WC

2' 5" x 4' 6" (0.74m x 1.36m)

A useful ground floor cloakroom comprising WC and wash hand basin.

Bedroom

10' 6" x 8' 11" (3.19m x 2.72m)

A good size bedroom situated on the ground floor.

Living Room

14' 10" x 10' 4" (4.51m x 3.15m)

A good size living room with feature brick fireplace and log burner with built in cabinetry and shelving to alcoves.

Kitchen/Dining Room

19' 5" x 8' 9" (5.92m x 2.67m)

A refitted stylish kitchen comprising white shaker units and drawers, built in appliances, double oven and 5 burner gas hob, space for American fridge freezer. Dining area with sliding patio doors to rear garden.

Bedroom

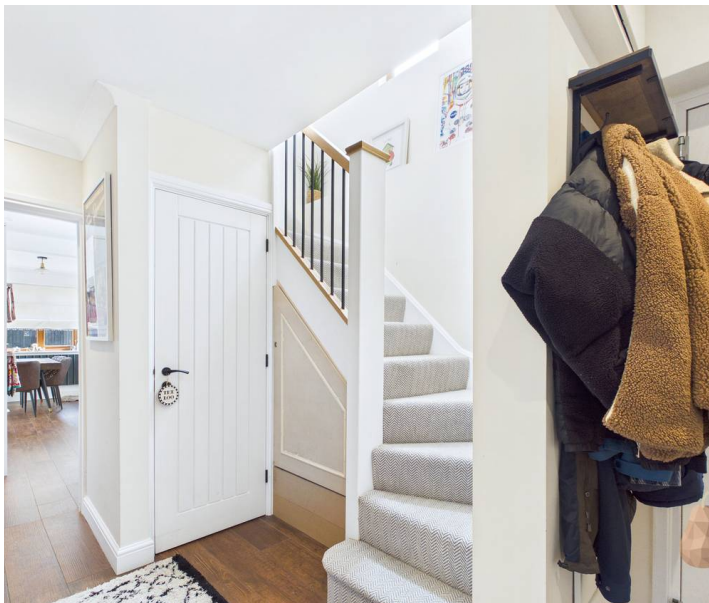
12' 10" x 8' 4" (3.92m x 2.54m)

A further good size ground floor bedroom with built in wardrobes.

Bedroom

10' 6" x 12' 0" (3.21m x 3.65m)

A fantastic master bedroom featuring a spacious double bedroom area, opening through to a generously sized dressing area.



Bedroom

7' 5" x 7' 2" (2.25m x 2.19m)

Single bedroom situated on first floor.

Bathroom

8' 5" x 7' 9" (2.57m x 2.36m)

A stunning refitted four piece bathroom suite, featuring a freestanding bath with a statement gold freestanding tap and shower attachment, a generous double width shower enclosure with waterfall showerhead, stylish vanity unit with drawers, WC and a tall gold heated towel rail. Beautifully finished to create a luxurious and contemporary space.

Garden

A decked area leads out from the patio doors from the house, the remainder of the garden is enclosed by fencing, being mainly laid to lawn with sleeper borders, further decked area leading to garage.

DRIVEWAY

2 Parking Spaces

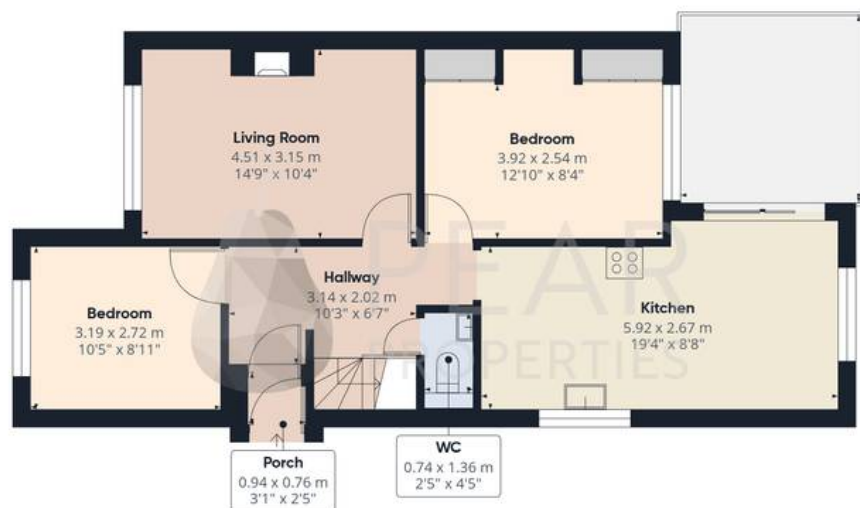
Block paved driveway providing off road parking for multiple vehicles.

GARAGE

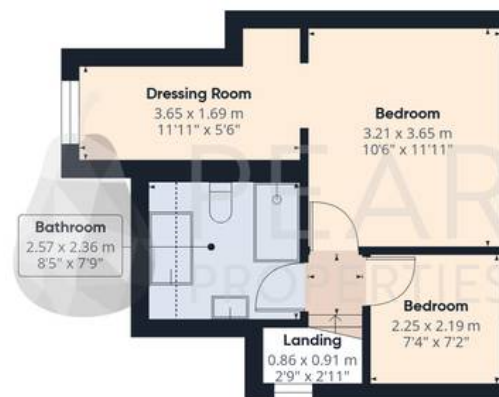
Double Garage

Garage providing parking for one vehicle with further parking space in front of the garage.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

106.8 m²

1151 ft²

Balconies and terraces

9.9 m²

107 ft²

Reduced headroom

1 m²

11 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



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