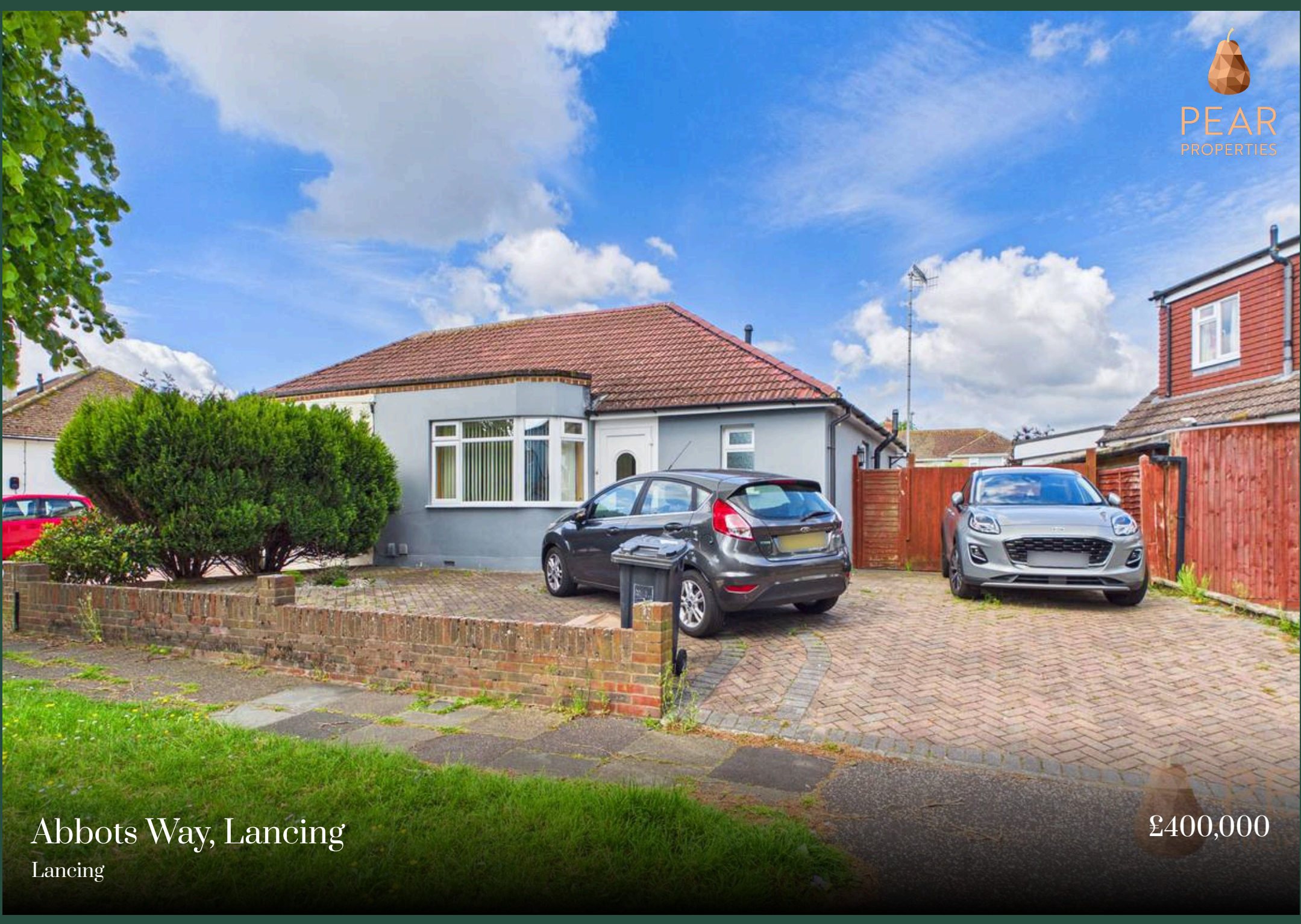




PEAR
PROPERTIES



Abbots Way, Lancing
Lancing

£400,000



Abbots Way

Lancing

Spacious three bedroom semi detached bungalow with extended kitchen diner, bright living room, bathroom, off road parking, and close to amenities and transport links in a quiet location.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi Detached Bungalow
- Extended Kitchen Through Dining Room
- Off Road Parking for Multiple Vehicles
- Fully Tiled Bathroom
- Spacious Living Room
- West Facing Rear Garden
- Quiet Residential Location Close to Local Amenities and Transport Links
- Please Take A Look At The Virtual Tour



Living Room

15' 6" x 10' 10" (4.73m x 3.30m)

A lovely size living room with feature fireplace, large double glazed window letting in lots of natural light.

Bedroom One

12' 0" x 10' 10" (3.65m x 3.31m)

Double bedroom with feature skylight.

Bedroom Two

10' 7" x 9' 0" (3.23m x 2.74m)

Further double bedroom with skylight and additional double glazed window.

Bedroom Three

8' 11" x 7' 1" (2.71m x 2.16m)

Good size third bedroom.

Kitchen / Dining Room

20' 9" x 11' 1" (6.32m x 3.38m)

Spacious open kitchen through dining room. Kitchen comprises a range of wall and base units and drawers, eye level built in oven, gas hob and extractor, space for further appliances. The dining area offers space for a good size dining table and chairs with double glazed door leading to rear garden.



Bathroom

6' 4" x 6' 2" (1.94m x 1.89m)

Fully tiled suite comprising walk in shower cubicle, pedestal wash hand basin, WC.

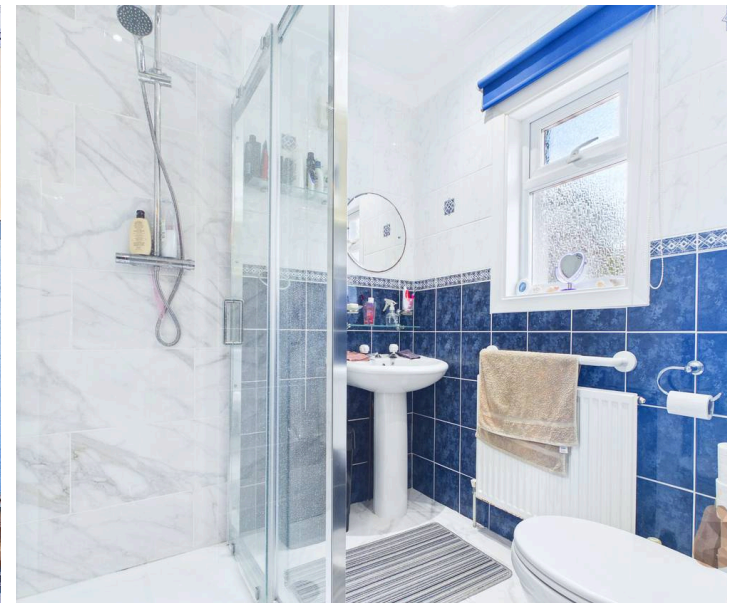
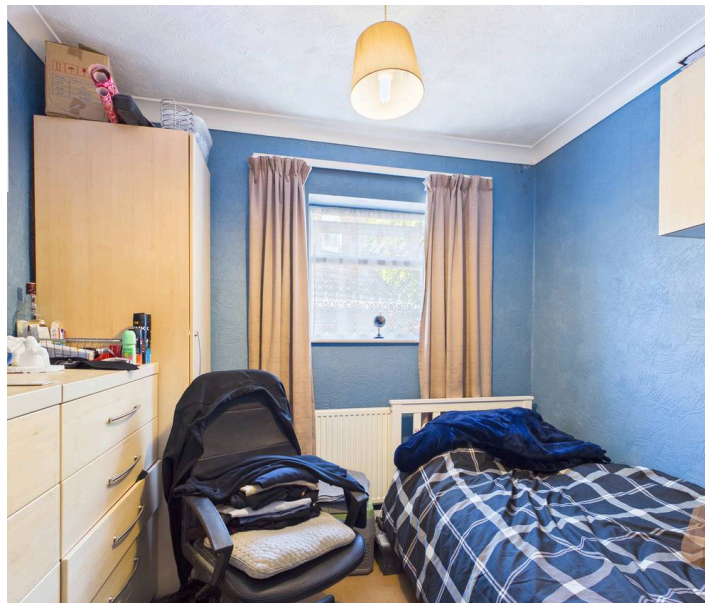
GARDEN

West facing rear garden comprises patio seating area, large lawn, mature shrub borders, greenhouse and shed with gravel area to the end of the garden and block paved side return with gated access from driveway.

DRIVEWAY

3 Parking Spaces

Block paved driveway providing off road parking for multiple vehicles.





Approximate total area⁽¹⁾

73 m²
786 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





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