



Fairview Road, Lancing, BN15 0PA

£600,000





An exciting opportunity to purchase this detached four bedroom substantial family home requiring modernisation throughout and being the perfect opportunity to transform this home. Benefits include off road parking, garage, generous southerly aspect rear garden and being offered to the market chain free.



# Key Features

- Four Double Bedrooms
- Detached Family Home
- Two Reception Rooms
- Opportunity To Modernise
- Chain Free
- Probate Granted
- 17ft Entrance Hallway
- In Excess Of 100ft Southerly Aspect Garden
- North Lancing Location
- Close To Downs



**4 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

## INTERNAL

Executor Sale - Probate Granted

The property is approached into the grand, bright and airy hallway, being dual aspect and spacious throughout and having stairs to the first floor and doors to all ground floor rooms. The lounge overlooks the front garden and benefits a bay fronted window, there is a gas fire, however this has not been tested. The kitchen is dual aspect with door out directly on to a terrace area. Providing a range of eye and base level units with integrated oven (again not tested), hob and extractor. There is space for appliances to include undercounter fridge and washing machine. Just next to the kitchen is further reception room/ bedroom - with sliding door out into the garden and benefitting a southerly aspect.

On the ground floor there are two double bedrooms, one benefitting a sink and bay window. There is a ground floor WC. Up the stairs to the landing, there are two bedrooms on this floor, both offer a wealth of space. The bedroom to the front offers fantastic panoramic views over Lancing and to the sea, with build in cupboards and shower cubicle. The bathroom comprises bath, sink, bidet and wc. There is plenty of eaves storage on this floor. The property has fantastic opportunity to add your own stamp, or even extend, subject to permissions.

## EXTERNAL

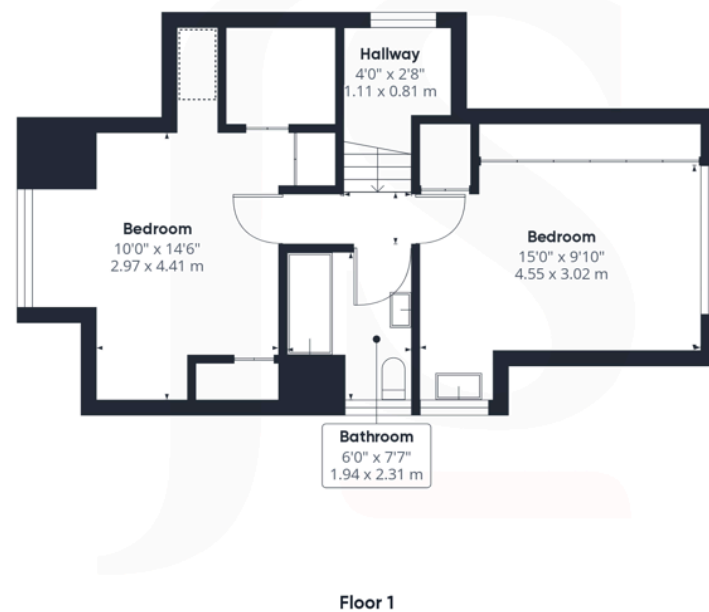
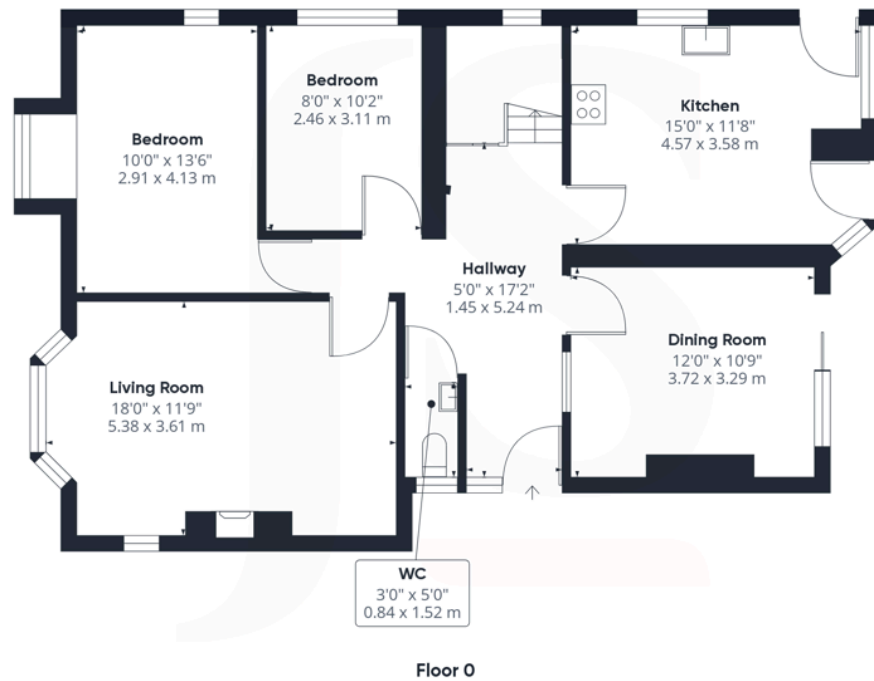
The front of the home is laid to hardstanding suitable for plenty of off road parking, benefitting mature shrubs and covered side access to the front door. There is also access to the up and over garage from here, which has a door to the other side giving access to the garden.

The rear garden is a wonderful size, being over 100ft in length, offering mainly laid to lawn area and providing privacy and seclusion with hedge borders. There is also a raised terrace suitable for table and chairs directly outside the kitchen to enjoy the far reaching views towards Lancing and beyond.

## SITUATED

Fairview Road is a highly desirable area of North Lancing, ideally situated at the foot of the South Downs National Park. The A27 is within close proximity, allowing easy access across the South Coast, and towards the A23 leading to Gatwick Airport and London.





**Approximate total area<sup>(1)</sup>**

1376.7 ft<sup>2</sup>  
127.9 m<sup>2</sup>

**Reduced headroom**

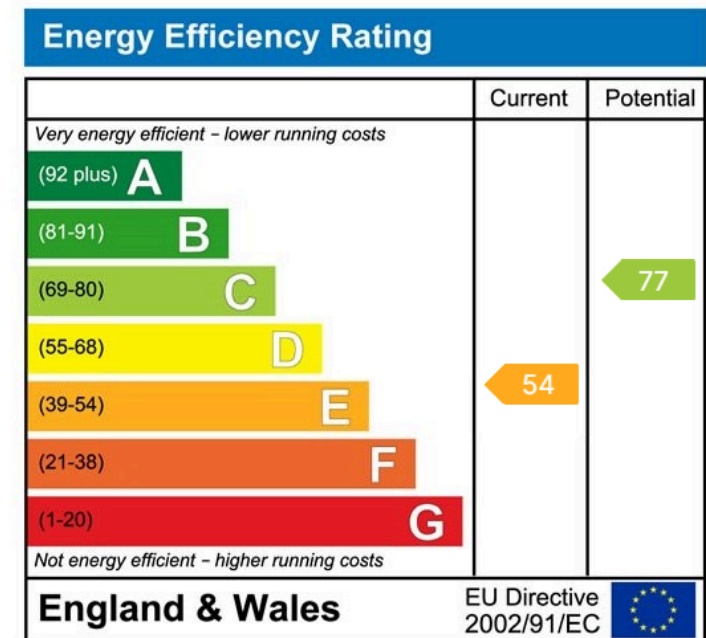
8.83 ft<sup>2</sup>  
0.82 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.