



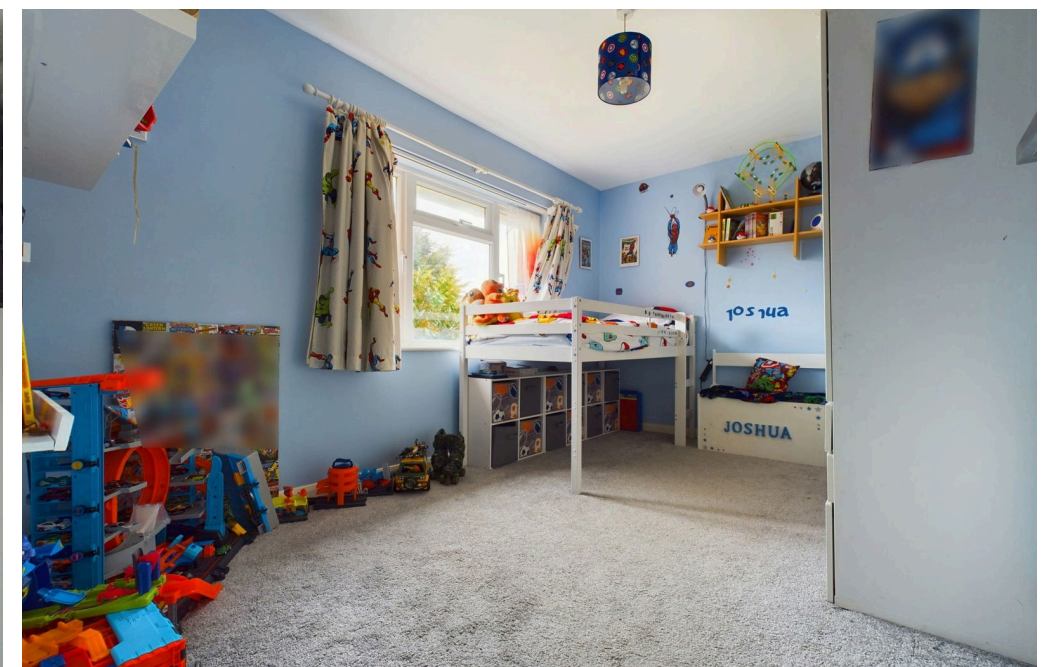
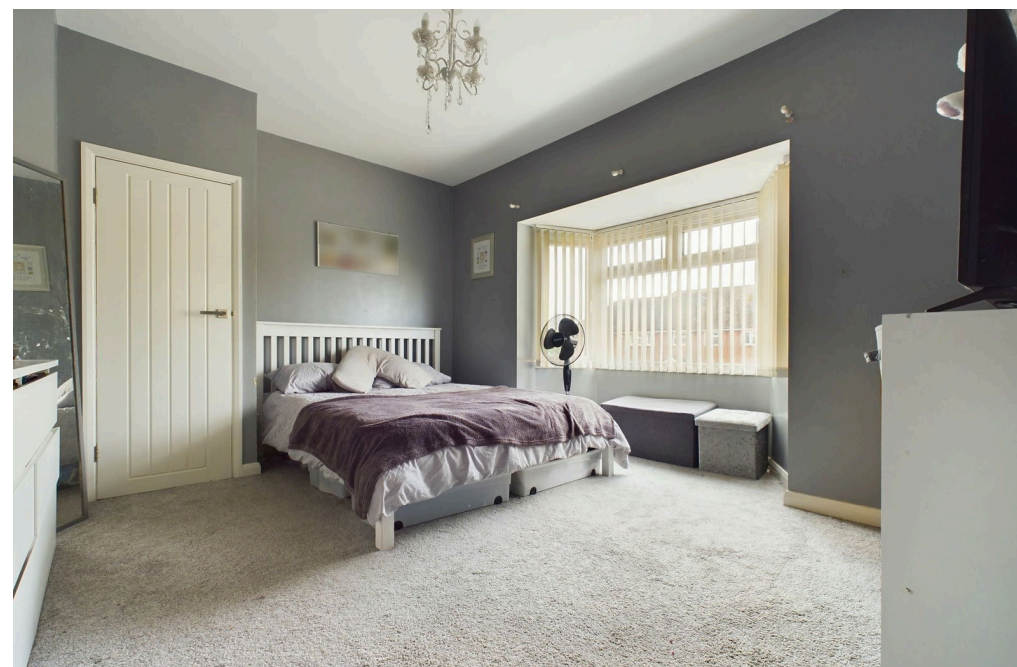
Grover Avenue, Lancing, BN15 9RG

Offers Over £375,000





A well presented three bedroom generously proportioned family home with a good sized open plan living/dining room, a modern kitchen, three well proportioned bedrooms, a modern family bathroom, rear garden and off street parking.



Key Features

- Terraced Family Home
- Three Bedrooms
- Modern Fitted Kitchen
- 19ft Lounge Dining Room
- Open Plan Entrance Reception
- Modern Family Bathroom
- Off Road Parking
- Good Size Rear Garden
- Good School Catchment Area
- Nearby Transport Links & Amenities



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front door opens into the generously proportioned entrance hall with doors into the living/ dining room providing ample space for relaxing and entertaining with double glazed sliding doors providing access to the rear garden. The modern kitchen is fitted with a range of matching wall and base units, worksurfaces with integral appliances, including a gas hob with extractor fan above, eye level oven and microwave, combi oven, slimline dishwasher with further space and plumbing for washing machine and fridge freezer.

On the first floor there are two double bedrooms and one single and a modern family bathroom that comprises a p-shaped bath with shower over, pedestal hand wash basin and W.C

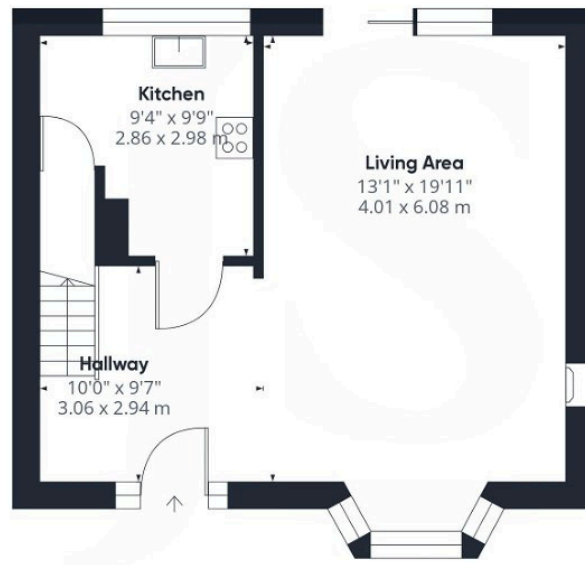
EXTERNAL

The front garden has been laid to block paving providing ample driveway for off road parking. The rear garden is generously proportioned and being predominantly laid to lawn with a patio area suitable for table and chairs, being fence enclosed and the perfect opportunity for garden enthusiasts.

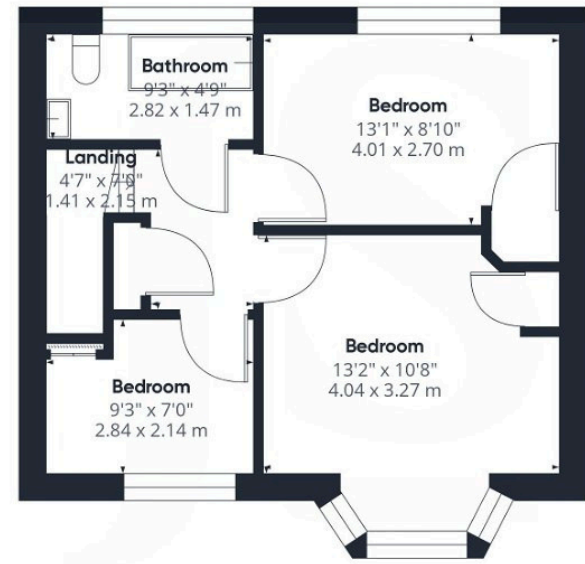
SITUATED

Grover Avenue is just under a mile from the Town Centre and Lancing Train Station with links to Worthing, Brighton or even London in an under an hour. If you need a bus then the nearest stop for the 16 and 19A is just up the road. The A27 is just around the corner too, meaning that you have easy access to the whole of the south coast, Gatwick and even Heathrow. It's also well situated for access to the beach, being just a short drive away.





Floor 0



Floor 1

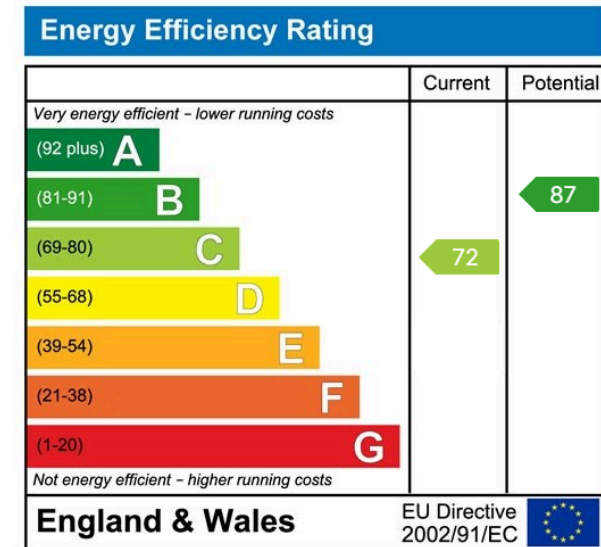


Approximate total area⁽¹⁾
 889.03 ft²
 82.59 m²

(1) Excluding balconies and terraces

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: C

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.