



12 Penstone Close | Lancing | West Sussex | BN15 9AP

Offers In Excess Of **£325,000**





A three bedroom terraced family home benefiting generous open plan living accommodation, off road parking with a single garage. The perfect opportunity for a first time buyer/investor or even a downsizer. Being offered to the market chain free and viewing comes highly recommended.



Key features:

- Three Bedrooms
- Deceptive Terraced Family Home
- Off Road Parking
- Generous Living Proportions
- Good Condition Throughout
- Walking Distance To Town and Station
- Single Garage
- Chain Free

 3 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL

The property is approached into a porch area benefitting a southerly aspect with a door leading into the open plan dual aspect lounge/dining area. This room offers flexible living accommodation and is an impressive 24ft 5 in length with stairs leading you up to the first floor and a door leads to the kitchen.

The kitchen is a bright and airy room with door out into the garden, benefitting a range of eye and base level units to include a wall mounted boiler, integrated dishwasher and oven with hob over, space for washing machine and freestanding fridge freezer.

The first floor landing is bright and airy with doors leading to three bedrooms, the bathroom and separate WC. The bathroom benefits bath with shower over.

EXTERNAL

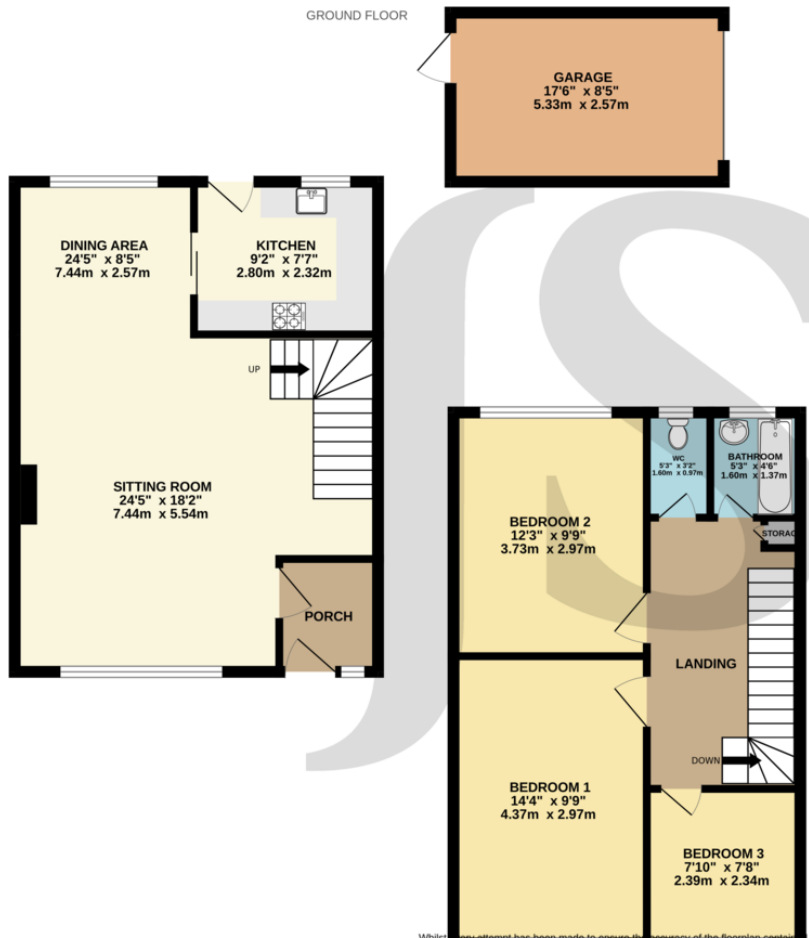
The front of the property is mainly laid to lawn with mature hedge borders and mature shrubs with a pathway leading to the front door. The rear garden benefits being mainly laid to lawn with a pathway and patio area leading directly to the rear gated

entrance. A door also provides access into the single garage. To the front of the garage is an off road parking space additionally.

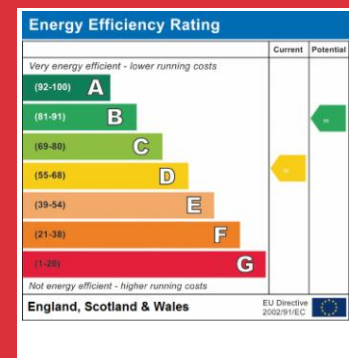
SITUATED

Located on Penstone close you are tucked away from the hustle and bustle of Lancing high street but a very short walk and you can be in the heart of it. Lancing train station is about half a mile away and the commute by train to Worthing, Brighton or even London is easily accessible. The A27 is just up the road, so you have easy access to the whole of the south coast; even Gatwick and Heathrow Airports are simple to get to being approximately 40 and 90 minutes away respectively (traffic permitting).





Whilst every attempt has been made to ensure the accuracy of the floorplan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Details:

Floor Area: (86m²) – Floor area is quoted from the 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.