



Fifth Avenue, Lancing, BN15 9QA

Offers Over £375,000





A well presented three bedroom extended home with south facing lounge, modern kitchen family room, off road parking and garage / outbuilding. The property also benefits from solar panels and is well situated for Schools and amenities.



Key Features

- Good Sized Family Home
- Three Bedrooms
- Downstairs W.C
- South Facing Lounge
- Off Road Parking
- Extended
- Walking Distance To The Station
- Easy Access To A27
- Beautifully Presented Throughout
- Good School Catchment Area



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front door opens into the entrance hall with stairs to the first floor and access to the lounge and kitchen. The lounge has a southerly aspect with bay window to the front and feature log burner fireplace. To the rear of the property is the modern kitchen dining room, offering ample space for dining table and chairs to entertain, there are a range of matching wall and base units with fitted worksurfaces, space for appliances - dishwasher, washing machine, fridge freezer and cooker. From the kitchen is access to the ground floor W.C and double doors leading to the rear garden. On the first floor there are two double bedroom, one of these benefitting from fitted wardrobes, and a single bedroom. The family bathroom has a modern white suite with p-shaped bath with shower over, button flush W.C and hand wash basin.

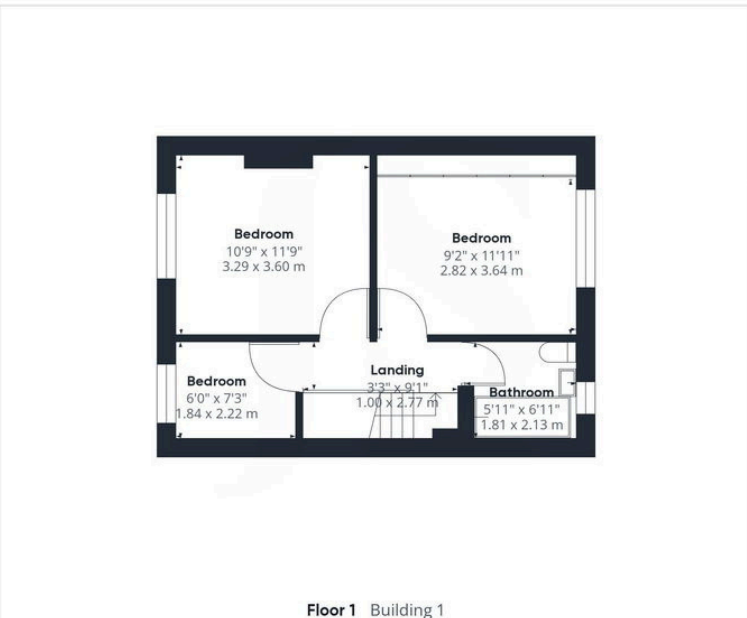
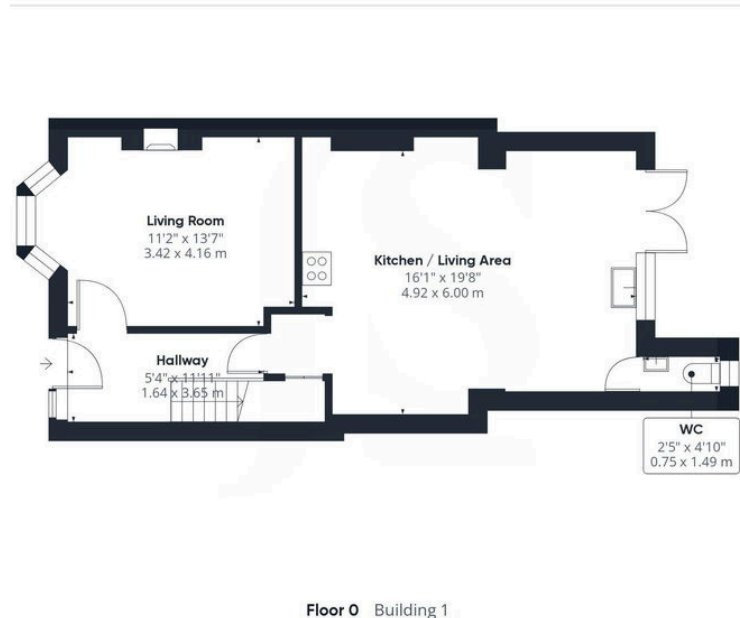
EXTERNAL

The front of the property has been laid to block paving to provide off road parking. The rear garden has been laid for ease of maintenance to patio and paving with a area of artificial lawn and raised flower beds, to the end of the garden is the double garage / outbuilding that has power and light.

SITUATED

The property is located in a popular residential area with local shops and amenities near by on Crabtree Lane and North Road. Lancing train station is easily accessible just over half a mile away with the Lancing seafront, Beach Green with The Perch café approximately a mile away. The property is also well placed for school catchments and easy access to the A27.





Approximate total area⁽¹⁾
 1217.4 ft²
 113.1 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.

Calculations are based on RICS IPMS 3C standard.

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.