



An exciting opportunity to purchase this three bedroom family home in need of modernisation throughout and the perfect opportunity to add your own stamp. Being offered to the market chain free, with off road parking and hardstanding to the rear, generous kitchen/ breakfast room and three bedrooms.







# **Key Features**

- Three Bedrooms
- Family Home
- In Need Of Modernising
- Off Road Parking To Front And Rear
- Generous Kitchen/ Breakfast Room
- Chain Free
- Convenient Location Close To Town And Station
- Easy Access To A27
- Westerly Aspect Lounge

# Image: 3 BedroomsImage: 3 Bedrooms

## INTERNAL

The property is approached into the hallway benefitting under stairs cupboard, stairs to first floor and doors to ground floor rooms. The westerly aspect lounge benefits bay fronted window and space for furniture. The kitchen/ dining room is located to the rear of the home and offers vast potential to modernise this room into modern family living space, opening out onto the garden. Benefitting a range of eye and base level units with an integrated cooker and space for a washing machine and fridge/ freezer.

Up to the first floor landing with doors to three bedrooms, two of which offer double rooms and a third is a single room. The family shower room comprises shower cubicle with sliding doors and sink and wc inset vanity unit.

## EXTERNAL

To the front, the property is block paved with hedge and wall borders providing off road parking. The rear garden is a wonderful size, comprising terrace area suitable for table and chairs and separate lawned area. Beyond the fence line is hardstanding suitable for more off road parking.

# SITUATED

Annweir Avenue is located in the centre of Lancing Village, being close by to all local amenities including Lancing train station which benefits from a direct line to London Victoria and Gatwick. Lancing has fantastic bus routes to Worthing, Brighton & Portsmouth meaning the whole south coast is easily accessible.







To book a viewing contact us on: 01903 750335 | lancing@jacobs-steel.co.uk | jacobs-steel.co.uk

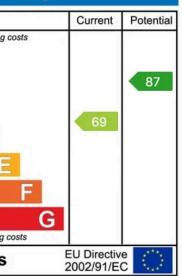


Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the offi ce and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any fl oorplans are correct and drawn as accurately as possible, they are to be used for layout and identifi cation 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 fi res, electrical goods/ fi ttings or other fi xtures, unless expressly mentioned, are not necessarily included with the property.

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Floor area (as quoted by EPC:

**Tenure:** Freehold

Council tax band: C

# **Jacobs** Steel