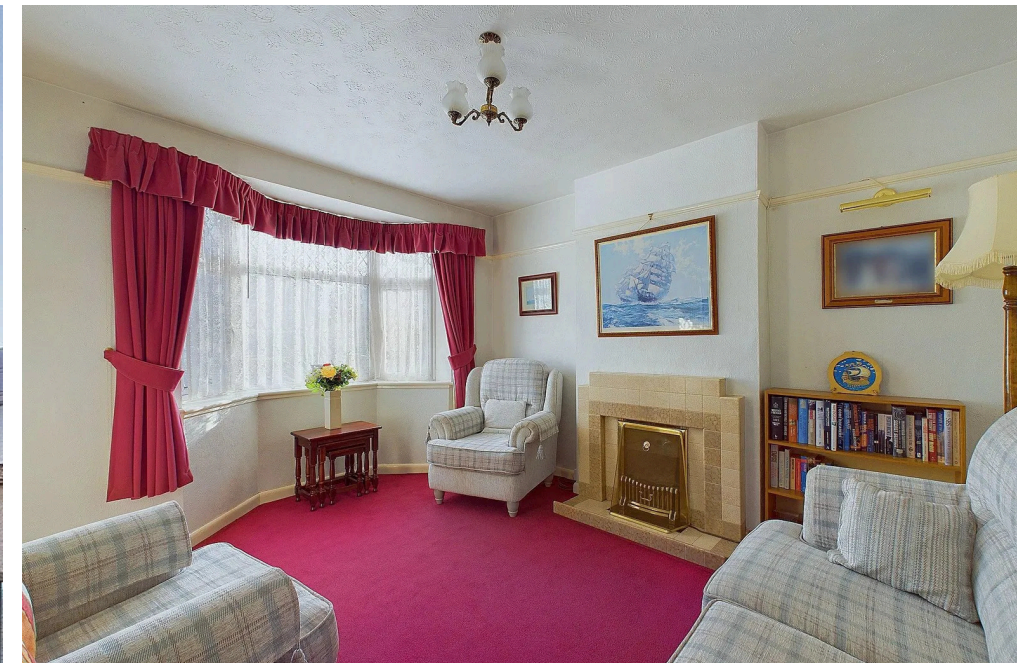


First Avenue, Lancing, BN15 9QF
Offers in the Region of £325,000



An exciting opportunity to acquire this three/four bedroom family home located within walking distance of the town/train station. Particular benefits include westerly aspect rear garden, garage, 1/2 reception rooms, 3/4 bedrooms and being offered to the market chain free. Viewing is recommended.



Key Features

- Three Bedrooms
- Possibility For Fourth Bedroom Downstairs
- Two Reception Rooms
- Westerly Aspect Rear Garden
- Garage
- Opportunity To Add Your Own Stamp
- Chain Free
- Possibility For Off Road Parking (STP)
- Close To Amenities



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

****Charming Family Home in a Prime Location****

Welcome to this delightful family-friendly residence, where comfort meets convenience! As you step into the spacious hallway, you'll immediately appreciate the inviting atmosphere that flows throughout this lovely home. The staircase leads you up to the first floor, while doors lead to all essential rooms. The easterly aspect sitting room offers a natural light whilst creating a warm and welcoming environment perfect for family gatherings or quiet evenings by the feature fireplace (please note this is currently isolated and will require investigations by a buyer). Adjacent to this space is a versatile reception room that offers endless possibilities; whether you envision it as a dining room fourth bedroom or an additional playroom for the kids, it's sure to meet your family's needs. This westerly aspect room boasts French doors that open directly into the garden, allowing for easy outdoor access and entertaining. The galley-style kitchen is both functional and inviting, featuring ample space for freestanding appliances including an oven, fridge freezer and washing machine. With direct access to the garden, meal prep becomes a breeze as you can easily transition from indoor cooking to outdoor dining. This home potentially offers three generously sized double bedrooms and a single bedroom that provide restful retreats for every member of the family. The well-appointed bathroom features a bath with overhead shower, pedestal hand basin, and WC, perfect for unwinding after a long day.

EXTERNAL

The front garden has a pathway leading to the front door, with shrub borders.

The rear garden, step outside into your own oasis - offering a westerly aspect garden that invites afternoon sunshine and relaxation. At the bottom of the garden sits a garage with rear access, ideal for storage or as a workshop space.

SITUATED

First Avenue is located just slightly to the north of Lancing town centre and all of the local shops. The train station is very close by allowing direct access to London Victoria, Gatwick and Heathrow. Buses also run along Crabtree Lane which is just at the bottom of the road. By car the A27 is at the top of the road giving you access to the whole of the South Coast!





Floor 0



Floor 1



Approximate total area⁽¹⁾

780.27 ft²
72.49 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.