



4 Seventh Avenue | Lancing | West Sussex | BN15 0PJ
Offers In Excess Of **£335,000**

JS
living property
jacobs | Steel



A very well presented three bedroom semi detached bungalow in this sought after location in North Lancing. Particular benefits include good sized rear garden, two off road parking spaces, spacious lounge with opening into the kitchen, two bedroom upstairs and one bedroom downstairs. Viewing is a must.



Key features:

- Three bedroom
- Semi Detached Chalet Bungalow
- Two Reception Rooms
- Conservatory
- Good Sized Garden
- Off Road Parking For Two Cars
- Fantastic Location
- North Lancing
- Gas Central Heating
- Good School Catchment



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The property is entered via the front door into the porch with space for coats and shoes and further door leading to the hallway. With doors leading off to the sitting room, downstairs shower room, bedroom and dining room. The sitting room being southerly aspect and a good size, has an opening into the kitchen benefitting white gloss units and space for appliances with built in hob and oven. From the kitchen there are double doors into the conservatory/outbuilding overlooking and with doors leading to the rear garden. Downstairs also benefits from a double bedroom, shower room with shower cubicle, wc and sink, and a further reception room currently used as an office, but could also become a dining room if required/further bedroom. This room has stairs leading to the first floor which offers two further bedrooms on the first floor.

EXTERNAL

To the front of the property, the garden is laid to hardstanding being fence and gate enclosed, with a path to the front door.

The rear garden is mainly laid to lawn being fence enclosed with feature patio and fish pond. To the rear of the garden there is gated access leading out onto a further area suitable for off road parking for two vehicles.

SITUATION

Within easy reach of the A27 providing direct access to Brighton and Chichester, the property is ideally located in North Lancing. A short walk from the Miller and Carter Steakhouse and a short drive from Lancing Train Station and shops.

HALLWAY 13' 3" x 3' 8" (4.04m x 1.12m)

LOUNGE 16' 7" x 12' 5" (5.05m x 3.78m)

KITCHEN 9' 8" x 9' 6" (2.95m x 2.9m)

CONSERVATORY 10' 5" x 10' 2" (3.18m x 3.1m)

DINING ROOM/OFFICE 12' 4" x 9' 9" (3.76m x 2.97m)

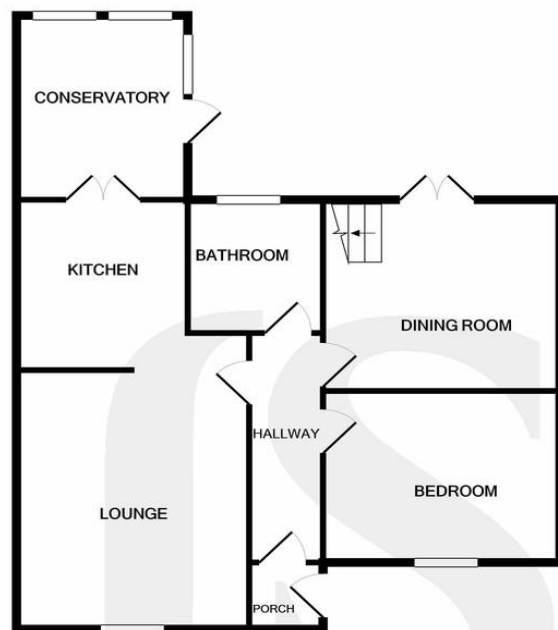
BEDROOM 12' 6" x 9' 7" (3.81m x 2.92m)

SHOWER ROOM 7' 5" x 6' 6" (2.26m x 1.98m)

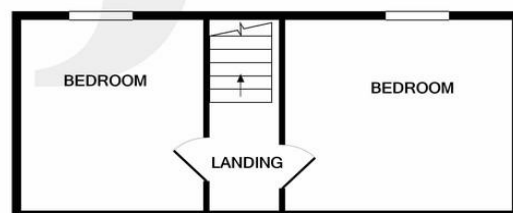
BEDROOM 12' 4" x 11' 5" (3.76m x 3.48m)

BEDROOM 11' 2" x 7' (3.4m x 2.13m)





GROUND FLOOR
APPROX. FLOOR
AREA 746 SQ.FT.
(69.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (97.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained 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: () – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band

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.