



Approximate net internal area: 849.4 ft<sup>2</sup> / 78.91 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Total Area Approx 849.40 sq ft

28 George V Avenue, Lancing, BN15 8NG

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# 28 George V Avenue, Lancing, BN15 8NG

**\*\*VIRTUAL 360 TOUR AVAILABLE ON REQUEST\*\*** A delightful 2 bedroom semi-detached bungalow located in a pleasant cul de sac close to Lancing beach and a short stroll to Shoreham town centre. Well-presented accommodation with a modern fitted kitchen with integrated appliances and granite worktops. Attractive shower room, and substantial conservatory at the rear providing further living space. Off-road parking for two cars, well proportional garden which has a sizeable outbuilding at the rear currently used as a workshop which could convert to a home office. Popular West Beach Estate in Lancing close to amenities and buses going to Worthing and Brighton. Ideal first or last time buy. No onward chain.

#### Front Garden

Off-street parking for two cars, walled boundaries.

#### Porch

Ideal space for coats and shoes.

#### Entrance Hall

Feature leaded light internal windows, built in cupboard.

#### Lounge / Diner

3.63 x 3.22 , 3.18 x 2.72 (11'10" x 10'6" , 10'5" x 8'11")  
Feature inset fireplace operated with remote control, patio doors to large conservatory.

#### Kitchen

3.20 x 2.75 (10'5" x 9'0")  
Range of modern units at eye and base level, granite worktops with tiled splashbacks. Fitted double oven, fitted microwave, gas hob with retractable extractor hood over, integrated washing machine and fridge. inset. 1 1/2 bowl sink with mixer tap, cupboard housing combi boiler. Tiled floor, inset spot lights, side window, door to conservatory.

#### Bedroom 1

4.09 x 3.18 (13'5" x 10'5")  
Bay window, fitted wardrobes.

#### Bedroom 2

3.04 x 2.47 (9'11" x 8'1")  
Window to side.

#### Shower Room

1.82 x 1.40 (5'11" x 4'7")  
Mostly tiled. Large shower tray with glass shower screen and thermostatic shower. Wash basin with mixer tap and cupboard below. WC with concealed cistern, heated towel rail.

#### Large Conservatory

3.92 x 5.82 (12'10" x 19'1")  
With fitted carpet, radiator, French doors to rear garden.

#### Rear Garden

Mostly paved with border stocked with shrubs, raised planting sections, pergola. Fenced boundaries.

#### Large Workshop

5.55 x 4.18 , 4.40 x 2.37 (18'2" x 13'8" , 14'5" x 7'9")  
Potential for home office conversion - subject to usual consents. Connected with power and light, divided into 2 sections.



- Delightful Semi-Detached Bungalow
- Pleasant Cul de Sac
- Well Presented Interior
- Modern Kitchen with Appliances
- Nice Shower Room
- Substantial Conservatory
- Off-road Parking
- Garden with Large Workshop
- Close to Lancing Beach
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		65	68
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	