



61 Annweir Avenue | | Lancing | BN15 9NE

**WB**  
WARWICK BAKER  
ESTATE AGENT

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## 61 Annweir Avenue | | Lancing | BN15 9NE

£315,000

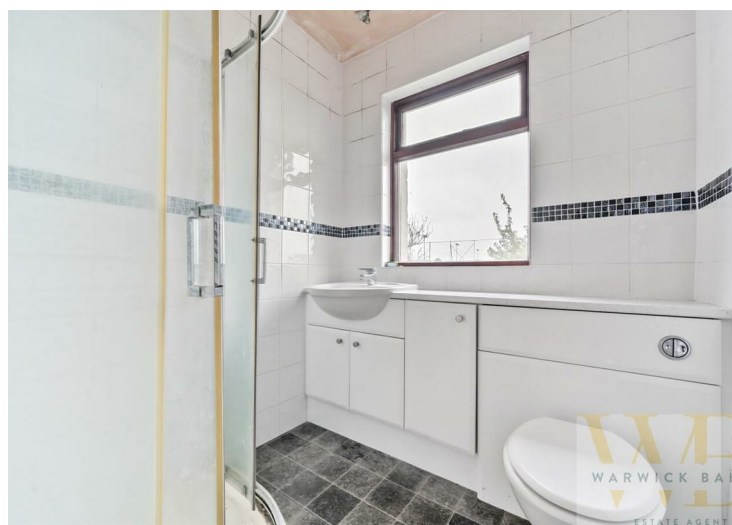
\*\*\* £315,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS MID-TERRACE HOUSE IN NEED OF COMPLETE RENOVATION.

THE PROPERTY BENEFITS FROM LIVING ROOM WITH BAY FRONTED WINDOW, " KITCHEN DINING ROOM, THREE BEDROOMS AND A BATHROOM. OUTSIDE THERE IS A LARGE REAR GARDEN AND OFF ROAD PARKING AT THE FRONT.

CALL NOW TO VIEW 01273 461144

- MID-TERRACE HOUSE
- LAARGE REAR GARDEN
- 12' X 11'7 LIVING ROOM WITH WESTERLY ASPECT BAY WINDOW
- OFF-ROAD PARKING
- THREE BEDROOMS
- IN NEED OF COMPLETE RENOVATION
- 17'1 X 11'9 KITCHEN / DINING ROOM
- PLEASE CALL TO VIEW 01273 461144



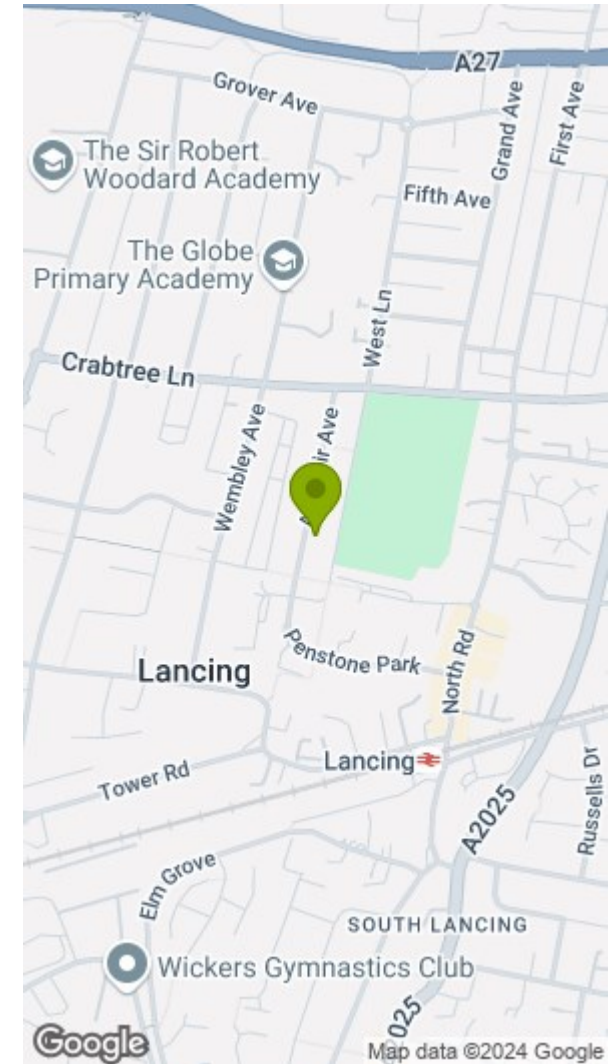


## Annweir Avenue, Lancing, BN15

Approximate Area = 843 sq ft / 78.3 sq m (excludes store)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1203343



### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	