Robert Luff & Co

Orchard Avenue, Lancing

Freehold - Offers In Excess Of £425,000

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Description

Robert Luff & Co are delighted to welcome to the market this wonderful family house in a popular avenue within South Lancing in catchment for well regarded primary and secondary schools and walking distance of Lancing Village, offering an array of shops, cafes and eateries along with a mainline train station and various transport links. Internally the property boasts a ground floor double bedroom with en-suite and two reception rooms making multi-generational living an easy option with a further four bedrooms and two bathrooms whilst outside offers ample off road parking and low maintenance westerly racing rear garden.

Key Features

- Extended Five Bedroom Family Home
- Two Reception Rooms & Modern Fitted Kitchen
- Off Road Parking For Multiple Cars
- Two Family Bathrooms
- EPC Rating D
- Ground Floor Bedroom & Shower Room w/c Ideal For Multi-Generational Living
- Low Maintenance Westerly Facing Rear Garden
- Within Catchment To Well Regarded Primary & Secondary Schools
- Council Tax Band C
- Close To Lancing Village & Transport Links

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Entrance Hall

Ground Floor Bedroom
7.01m x 2.26m (23 x 7'5)

En-Suite Shower Room & w/c

Bay Fronted Lounge
4.14m x 3.45m (13'7 x 11'4)

Dining Room
5.26m x 3.71m (17'3 x 12'2)

Modern Fitted Kitchen
4.88m x 2.13m (16 x 7')

First Floor Landing

Bedroom

Bedroom
3.66m x 3.35m (12' x 11)

Bathroom

Second Floor Landing

Bedroom
3.86m x 2.95m (12'8 x 9'8)

Bedroom
2.82m x 2.87m (9'3 x 9'5)

Bathroom

Outside

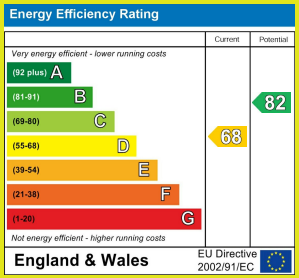
West Facing Rear Garden
Fence enclosed with rear access, block paving patio, artificial grass,

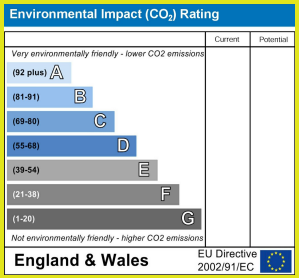
Brick Built Shed
3.05m x 1.96m (10 x 6'5)

Off Road Parking
Block paved offering parking for multiple vehicles

Floor Plan Orchard Avenue

Total area: approx. 133.2 sq. metres (1433.2 sq. feet)





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