



## The Tynings, Lancing



Price  
£325,000  
Freehold

- Three Bedroom Terrace House
- Close To Lancing Beach & Lancing Village High Street
- Forms Part Of A Quiet Close With No Through Traffic
- West Facing Secluded Rear Garden
- Conservatory
- No On Going Chain
- Through Lounge Diner
- EPC Rating -
- Council Tax Band - C

Entering the market for the first time since being built, is this charming three bedroom family home, located in one of the most sought after locations in South Lancing, perfectly situated just a moments walk from both Lancing Village Centre and Lancing Beach whilst being in a quiet close that has no through traffic. This house internally comprises; through lounge diner, modern fitted kitchen, conservatory, three bedrooms and family bathroom whilst outside boasts a west facing rear garden with rear access and mature flower beds. This property is being offered for sale with no on going chain and whilst some internal modernisation may be required by the new owner is clean and tidy throughout, viewing is highly recommended to fully appreciate its charm.

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**Robert  
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## Accommodation

### Front Door

UPVC door leading to:

### Entrance Hall

Carpet, door to:

### Lounge/Diner 25'08 x 11'01 (7.82m x 3.38m)

Carpet, full length double glazed window, electric fire with surround, opening to;

### Kitchen 6'07 x 10'01 (2.01m x 3.07m)

Vinyl floor, range of eye and base level cupboards with work surfaces, space for oven, fridge freezer, washing machine and dishwasher, sink and drainer, storage cupboard,

### Conservatory 9'05 x 14'06 (2.87m x 4.42m )

Carpet, upvc double glazed windows, patio doors to garden

### Landing

Airing cupboard, loft access doors to:

### Bedroom One

Carpet, double glazed window, radiator

### Bedroom Two

Carpet, double glazed window, built in storage, radiator

### Bedroom Three

Carpet, double glazed window, built in storage, radiator

### Outside

#### Rear garden

West facing rear garden enclosed by fence and mainly laid to lawn with flower beds and patio seating area =

#### Front Garden

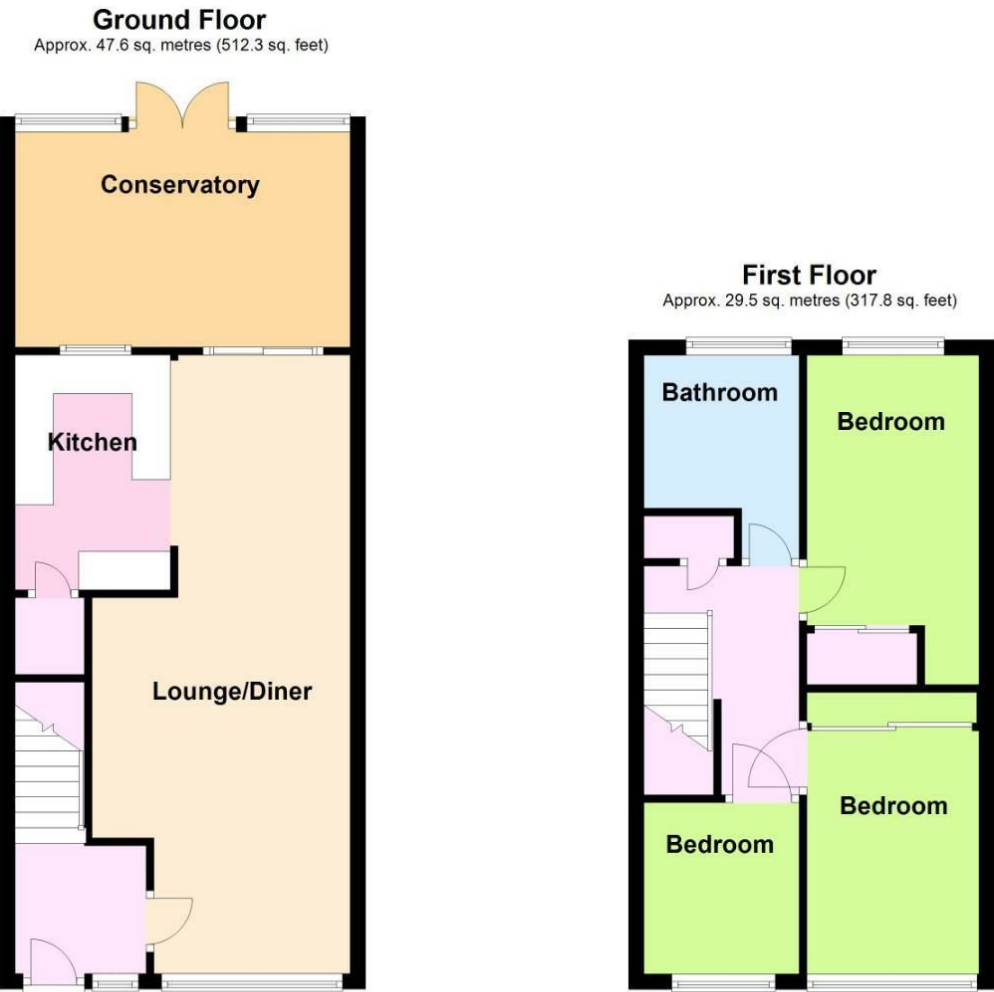
Laid to lawn with flower beds and path leading to door



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Total area: approx. 77.1 sq. metres (830.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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