



Annweir Avenue, Lancing

Price
£375,000
Freehold

- Mid-Terrace 1930's House
- Popular 'Avenues' Location Close To Lancing Village Centre
- West Facing Rear Garden
- Well Presented Orangery
- Newly Fitted Kitchen
- Three Bedrooms
- In Beautiful Condition Throughout
- Garage & Off Road Parking
- Through Lounge Diner
- EPC Rating - C & Council Tax Band - C

Welcome to Annweir Avenue, Lancing - a charming location, close to Lancing Village Centre, that sets the scene for this delightful three-bedroom mid-terrace house from the 1930s.

As you step inside, you are greeted by a large reception room that combines lounge and dining space and with three bedrooms, there is ample space for a growing family or those in need of a home office or guest room.

One of the standout features of this property is the orangery at the rear, adding a touch of elegance and providing a perfect spot to enjoy your morning coffee or unwind after a long day. The large garden offers plenty of space for outdoor activities, gardening, or simply basking in the sunshine.

Parking is always a premium, but this property offers parking to the front along with the added convenience of a garage for extra storage or could be used as a workshop at the rear of the garden. The well-presented interior throughout the house ensures that you can move in and start enjoying your new home without the need for immediate renovations.

Don't miss out on the opportunity to own this lovely house on Annweir Avenue. With its characterful features, spacious rooms, and convenient location, this property is sure to make a wonderful home for the lucky new owners.

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Accommodation

Front Door

Leading to:

Entrance Hall

Carpet, radiator, stairs to first floor, doors to:

Lounge 13'8 x 11'4 (4.17m x 3.45m)

Carpet, double glazed bay window, radiator

Dining Room 11'9 x 10'4 (3.58m x 3.15m)

Carpet, radiator, sliding double glazed doors to:

Orangery 9'5 x 16'2 (2.87m x 4.93m)

Cushioned flooring, double glazed windows and patio doors to garden, two x radiators, pitched glass skylight

Kitchen 11'9 x 6'7 (3.58m x 2.01m)

Tiled flooring, range of eye and base level cupboards with roll top work surfaces, space for washing machine & dishwasher, integrated fridge and freezer, double range cooker with gas hob and extractor over, double glazed window.

First Floor

Bedroom One 11'10 x 10'11 (3.61m x 3.33m)

Carpet, radiator, double glazed window

Bedroom Two 11'9 x 10'11 (3.58m x 3.33m)

Carpet, radiator, double glazed window

Bedroom Three 8'2 x 5'11 (2.49m x 1.80m)

Carpet, radiator, double glazed window

Bathroom 7'0" x 5'11" (2.14 x 1.81)

Part tiled, double glazed window, low level flush w/c, panelled bath with mixer tap, wash hand basin

Outside

Rear Garden

West facing rear garden mainly laid to lawn with mature borders and a path leading to the garage, enclosed by fencing.

Garage

Detached garage with access from the rear and passenger door to the front, would be an ideal workshop

Front

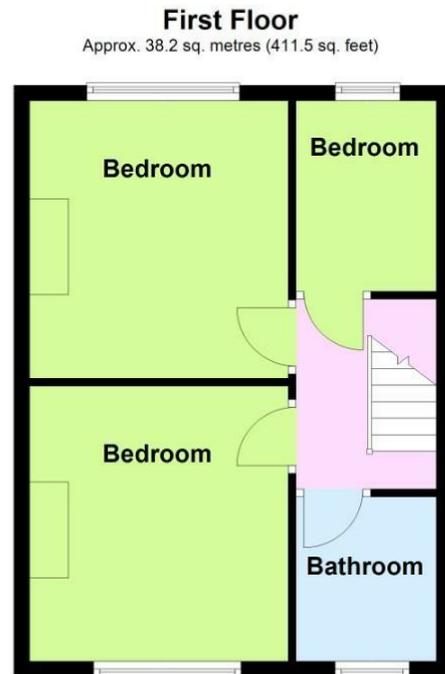
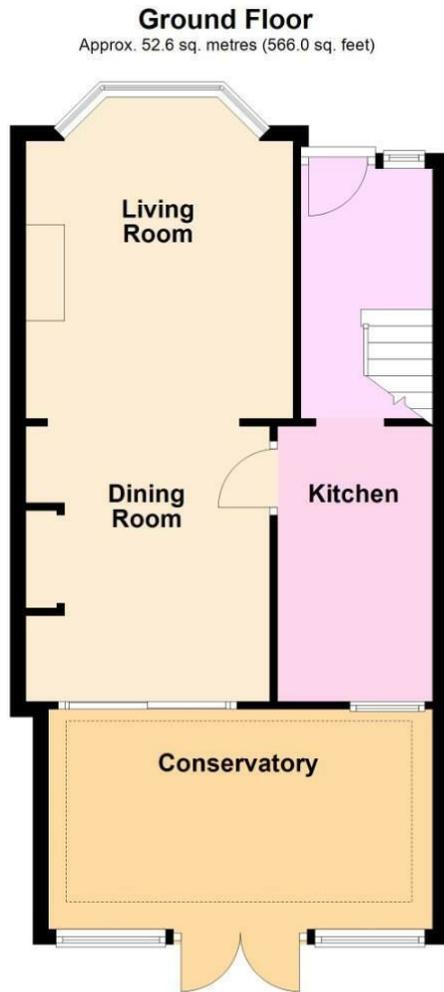
Laid to driveway with dropped kerb



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Total area: approx. 90.8 sq. metres (977.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(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	

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.