



Offers In Excess Of  
£525,000  
Freehold

## Irene Avenue, Lancing

- STUNNING NEW BUILD DETACHED HOME
- PRIMARY BEDROOM WITH EN-SUITE
- PRIVATE WEST FACING REAR GARDEN
- FAMILY BATHROOM WITH ENCLOSED SHOWER & BATH
- HIGH SPECIFICATION KITCHEN WITH INTEGRATED APPLIANCES
- THREE DOUBLE BEDROOMS
- COVERED CAR PORT
- OPEN PLAN RECEPTION ROOM WITH BI-FOLD DOORS ONTO REAR GARDEN
- COUNCIL TAX BAND TBC
- AVAILABLE NOW

We are delighted to offer to the market this beautifully presented and completely refurbished detached family home ideally situated in this popular Lancing area within easy access to local shops, schools, parks, bus routes, the mainline train station, and easy access to the A27. The spacious accommodation comprises a spacious lounge/diner with large bi-folding doors leading to the west facing garden, a modern kitchen with fitted appliances, two double bedrooms downstairs, and a high specification fitted bathroom. Upstairs there's a further double bedroom with an en-suite shower room, a spacious loft space providing ample storage, and a dressing room/office space. Other benefits include a landscaped west facing rear garden and a large front garden with a car port and ample off-road parking.

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## Accommodation

### Entrance Hallway

UPVC door leading in. Door to:

### Lounge/Diner 19'10 x 16'4 (6.05m x 4.98m)

Double glazed bi-folding doors leading out onto the beautiful west facing garden. Double glazed window. Herringbone wood laid floor. Understairs storage. Underfloor air source pump heating.

### Kitchen 12'10 x 10'0 (3.91m x 3.05m)

Range of matching base and wall units. Marble effect worktops incorporating a sink with flexi hose mixer tap. Integrated oven with electric hob and overhead extractor fan. AEG appliances. Integrated dishwasher and washing machine. Spotlights. Herringbone laid wood flooring.

### Bedroom Two 14'3 x 9'0 (4.34m x 2.74m)

Wood laminate flooring. Double glazed window. Underfloor heating.

### Bedroom Three 13'7 x 10'6 (4.14m x 3.20m)

Wood laminate flooring. Double glazed window. Underfloor heating.

### Bathroom

Fully tiled. Fitted corner shower cubicle with wall mounted shower and controls. Panel enclosed bath with mixer tap and separate shower attachment. Underfloor heating. Wash hand basin with mixer tap set into a vanity unit. Low level flush WC. Frosted double glazed window.

### Bedroom One 42'7"0'0" x 59'0"9'10" max (13'0 x 18'3 max)

Four double glazed velux windows. Radiator. Eaves storage. Spotlights.

### En-Suite

Tiled floor and walls. Double glazed velux window. Corner shower cubicle with rainfall shower head and separate shower attachment. Chrome heated towel rail. Wash hand basin inset into vanity unit. Fitted low level flush WC with dual button flush.

### Loft Room 9'0 x 6'0 (2.74m x 1.83m)

Eaves storage space.

### Garden

Fence enclosed rear garden which is laid to a paved patio with a lawn area and shrub and flower boarders, gate for side access.

### Front Garden

Large shingle area providing ample off-road parking. Flower and shrub boarders. Spacious car port.



# Floorplan

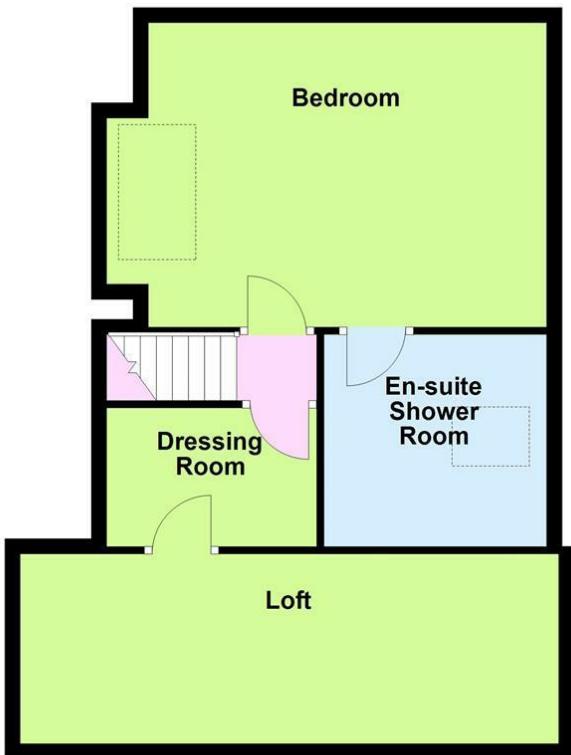
## Ground Floor

Approx. 81.8 sq. metres (880.5 sq. feet)



## First Floor

Approx. 55.3 sq. metres (595.4 sq. feet)



Total area: approx. 137.1 sq. metres (1475.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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