



## Avon Close, Lancing

Offers Over  
£350,000  
Freehold

- Four Bedrooms Including One On The Ground Floor
- Rear Access To Garden
- Close To Shops And Bus Services
- Double Glazing
- EPC Rating F
- Extended Terrace House
- Village To Sompting Village Primary School
- Gas Central Heating
- Good Condition

Robert Luff & Co are delighted to welcome to the market this extended four bedroom house in a quiet close in the popular Sompting area, within catchment for Sompting Village Primary School. Local shops and transport links are also close by. Briefly this property comprises a downstairs bedroom and cloakroom, large kitchen diner and lounge on the ground floor and three additional bedrooms and a family bathroom on the first floor. Externally the property offers a low maintenance garden with rear access.



## Accommodation

### PVC Front Door

To hallway with laminate flooring, radiator

### Downstairs Cloakroom

Low level w/c, wash hand basin, laminate flooring, frosted window to front.

### Downstairs Bedroom 10'05 x 12'02 (3.18m x 3.71m)

Wood laminate flooring, radiator, window to front garden

### Kitchen 10'01 x 12'01 (3.07m x 3.68m)

Wood laminate flooring, stainless steel sink and drainer with mixer tap, plumbing for dishwasher and washing machine, double electric oven, electric hob with extractor fan over, window over garden

### Dining Room 10'01 x 12'01 (3.07m x 3.68m)

Wood laminate flooring, radiator, space for fridge freezer

### Stairs To

### First Floor

Loft access, carpet, storage

### Bedroom 9'06 x 10'02 (2.90m x 3.10m)

Wood flooring, built in storage, radiator, window over garden

### Bedroom 8'04 x 14'05 (2.54m x 4.39m)

Carpet, built in cupboard housing boiler, radiator, window

### Bedroom 10'7 x 7'01 (3.23m x 2.16m)

Carpet, radiator, window

### Outside

### Rear Garden

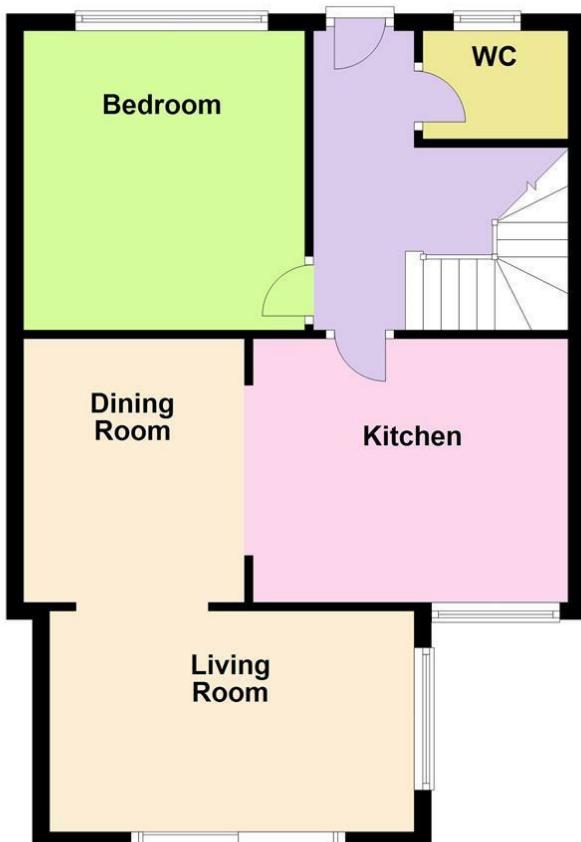
Laid to patio, enclosed by wall and fence, rear access, Southerly aspect.



# Floorplan

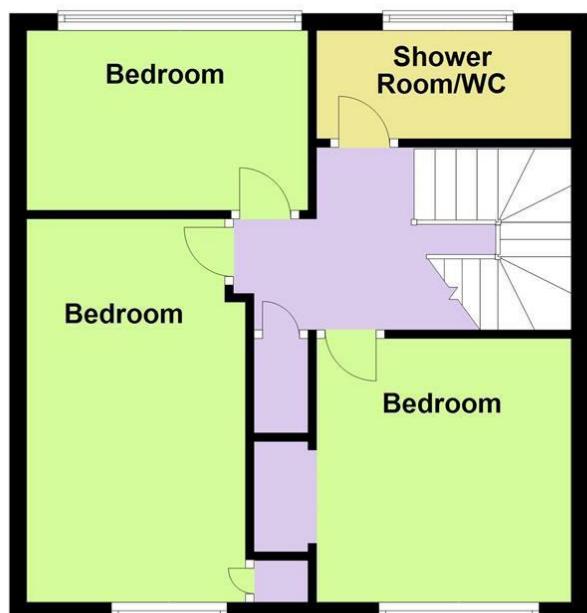
## Ground Floor

Approx. 54.5 sq. metres (586.5 sq. feet)

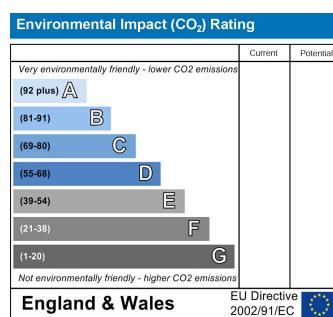
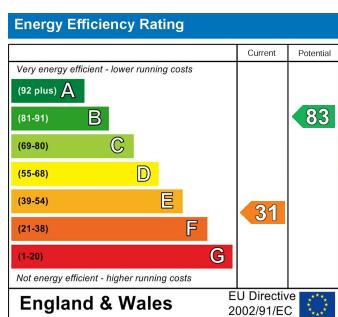


## First Floor

Approx. 42.9 sq. metres (462.3 sq. feet)



Total area: approx. 97.4 sq. metres (1048.8 sq. feet)



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.