



Offers In Excess Of
£485,000
Freehold

Hillbarn Avenue, Lancing

- Detached Three Bedroom Home
- Beautifully Manicured Rear Garden
- Off Road Parking For Multiple Cars
- Detached Garage
- Well Presented Throughout With High Quality Fitted Kitchen
- Large Dual Aspect Lounge
- Positioned Close To The South Downs National Park
- En-suite Shower Room To Master Bedroom
- Council Tax Band D
- EPC Rating - C

Nestled on the charming Hillbarn Avenue in Lancing, this detached residence from the 1980s boasts a prime location at the foot of the South Downs National Park. The property features a dual aspect reception room, three spacious bedrooms, and two modern bathrooms, including a contemporary en-suite shower room in the main bedroom.

With off-road parking for multiple cars and a detached garage this home offers both convenience and comfort. The high-quality finishes throughout the property add a touch of elegance, making it a truly inviting space to call your own whilst the three double rooms provide ample space for a growing family or visiting guests, ensuring everyone has their own sanctuary within this lovely abode. Outside the luxury continues with a tranquil garden offering multiple seating areas, mature flower beds and a beautifully manicured lawn.

Don't miss the opportunity to own a beautifully presented home in this desirable location - book a viewing today and step into your future!

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Accommodation

Front Door

Leading to:

Hallway

Wood laminate flooring, radiator, doors to:

Lounge 11'06 x 17'10 (3.51m x 5.44m)

Carpet, dual aspect double aspect windows with wooden shutter blinds, two radiators, feature fireplace with electric fire.

Kitchen 10'03 x 17'11 (3.12m x 5.46m)

Laminate flooring, double glazed patio doors with wooden shutter blinds, double glazed window with wooden shutter blinds, modern fitted kitchen with range of eye and base level cupboards with work surfaces over, space for washing machine, integrated dishwasher, integrated oven, ceramic sink drainer with mixer tap over, part tiled walls.

Bedroom One 12'04 x 9'08 (3.76m x 2.95m)

Carpet, double glazed patio doors, radiator, door to:

En-suite Shower Room

Tiled floor, low level flush w/c and wash hand basin within a vanity unit, walk in shower, heated towel rail, double glazed window with wooden shutter blinds

Bedroom Two 12'04 x 10'04 (3.76m x 3.15m)

Carpet, radiator, double glazed window with wooden shutter blinds.

Bedroom Three 7'11 x 6'09 (2.41m x 2.06m)

Carpet, radiator, double glazed window

Bathroom

Wood laminate flooring, low level flush w/c & wash hand basin within a vanity unit, panelled bath with shower over, two x heated towel rails, double glazed window with wooden shutter blinds.

Outside

Rear Garden

Mainly laid to lawn with mature borders, enclosed with fencing and offering side access to both sides, passenger door to garage, patio area for seating

Garage

Detached garage

Front

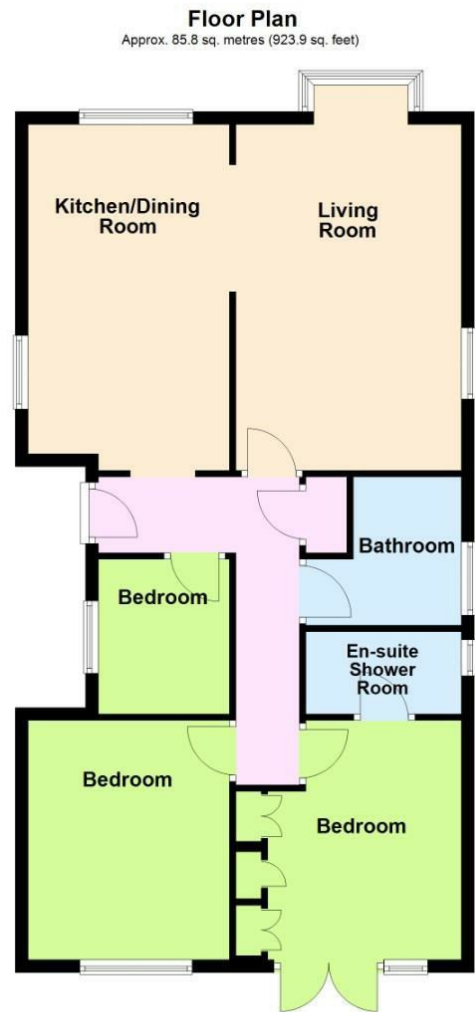
Laid to driveway for multiple cars leading to garage.



3-7 South Street, Lancing, West Sussex, BN15 8AE

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Total area: approx. 85.8 sq. metres (923.9 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) 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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