



36 Crabtree Lane
Lancing, BN15 9PQ

£175,000 to £200,000





Description

GUIDE PRICE £175,000 TO £200,000

Nestled on Crabtree Lane in the charming coastal village of Lancing, we are delighted to present this inviting two-bedroom maisonette, perfect for those seeking a blend of comfort and convenience.

Upon entering, you will find a well-appointed kitchen on the ground floor, leading to a staircase that ascends to the first floor. Here, you will discover a spacious living room, ideal for relaxation and entertaining, along with two comfortable bedrooms that provide a peaceful retreat. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is the private garden, a rare find that offers a tranquil outdoor space for gardening, al fresco dining, or simply enjoying the fresh air. Additionally, the maisonette benefits from a useful loft space, which presents an exciting opportunity for conversion, subject to necessary planning permissions.

Situated just moments from Lancing village centre and the mainline railway station, this property is perfectly positioned for easy access to local amenities and transport links. Whether you are a first-time buyer, a small family, or looking for a rental investment, this maisonette is a fantastic opportunity.

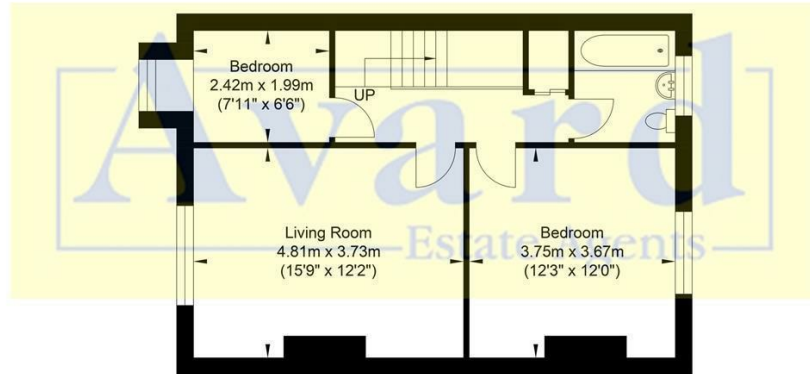
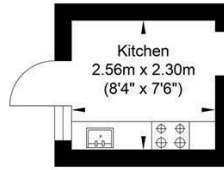
We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss out on the chance to make this delightful maisonette your new home.





Floor Plan

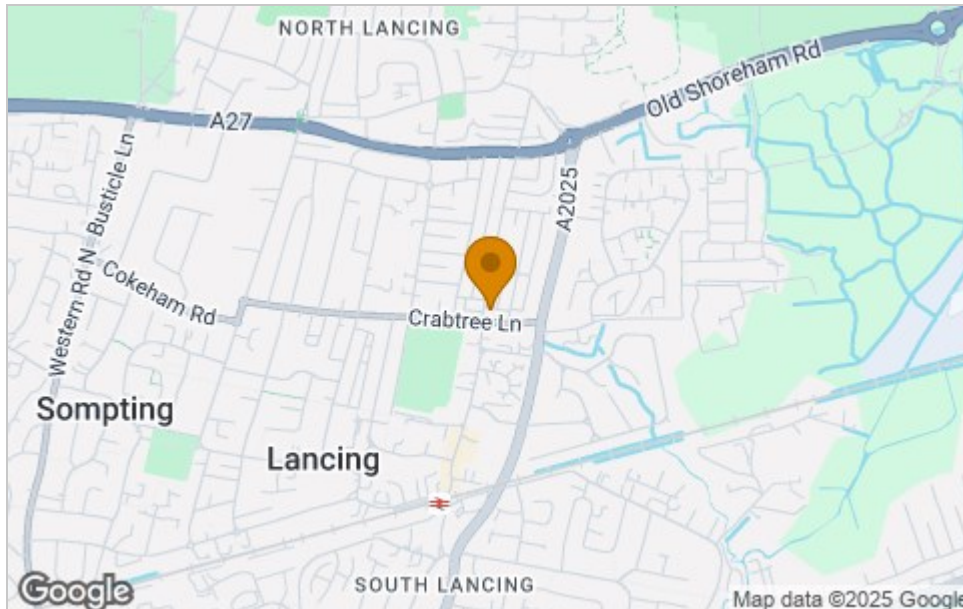
Crabtree Lane



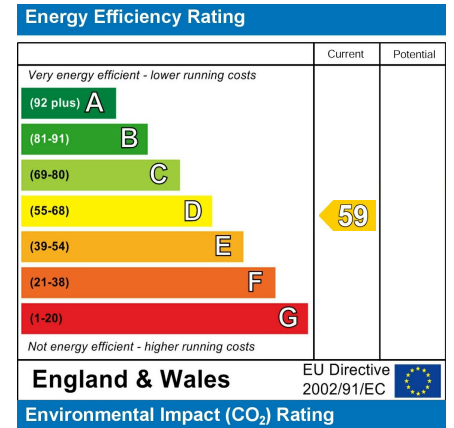
Ground Floor
Approximate Floor Area
554.2 sq ft
(51.49 sq m)

Approximate Gross Internal Area = 51.49 sq m / 554.2 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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