



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



3 Grand Avenue

, Lancing, BN15 9PS

Offers over £350,000

Freehold Council Tax Band



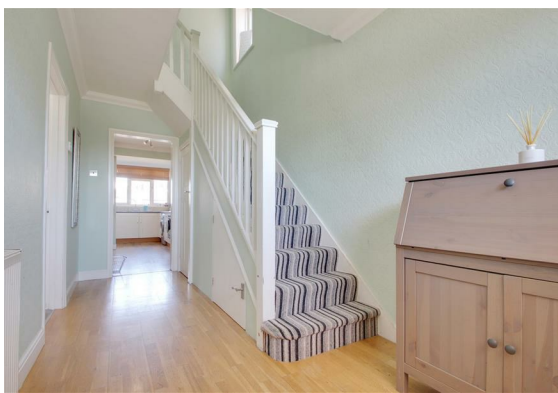
## 3 Grand Avenue , Lancing, BN15 9PS

James & James Estate Agents are delighted to offer this DECEPTIVE & CHARACTER FAMILY HOME WITH NO ONGOING CHAIN

Offering DECEPTIVE & EXCELLENT FAMILY ACCOMMODATION, this rarely available character semi detached home is within just a few hundred yards of LANCING VILLAGE and offered with the benefit of NO ONGOING CHAIN.

In brief the accommodation comprises; Entrance hall, spacious bay fronted lounge, extended dining room & kitchen, ground floor WC, three first floor bedrooms and family bathroom, West Facing rear garden and ample off road parking. Internal viewing is considered essential to appreciate the overall size and condition of this home.

Three Bedrooms  
Living/Dining Room  
Refitted Contemporary Style Kitchen  
uPVC Double Glazing  
Gas Central Heating  
West Facing Rear Garden  
Contemporary Bathroom With Separate Shower Cubicle  
No Ongoing Chain  
Close To Village Centre & Parkland  
Viewing Considered Essential





- Lounge  
16'5 x 11'9 (5.00m x 3.58m)
- Dining Room  
19'11 x 11'9 (6.07m x 3.58m)
- Kitchen  
16'4 x 6'9 (4.98m x 2.06m)
- Bedroom One  
14'8 x 11 (4.47m x 3.35m)
- Bedroom Two  
12'10 x 11 (3.91m x 3.35m)
- Bedroom Three  
8 x 7'4 (2.44m x 2.24m)
- Family Bathroom
- West Facing Garden



## Floor Plan

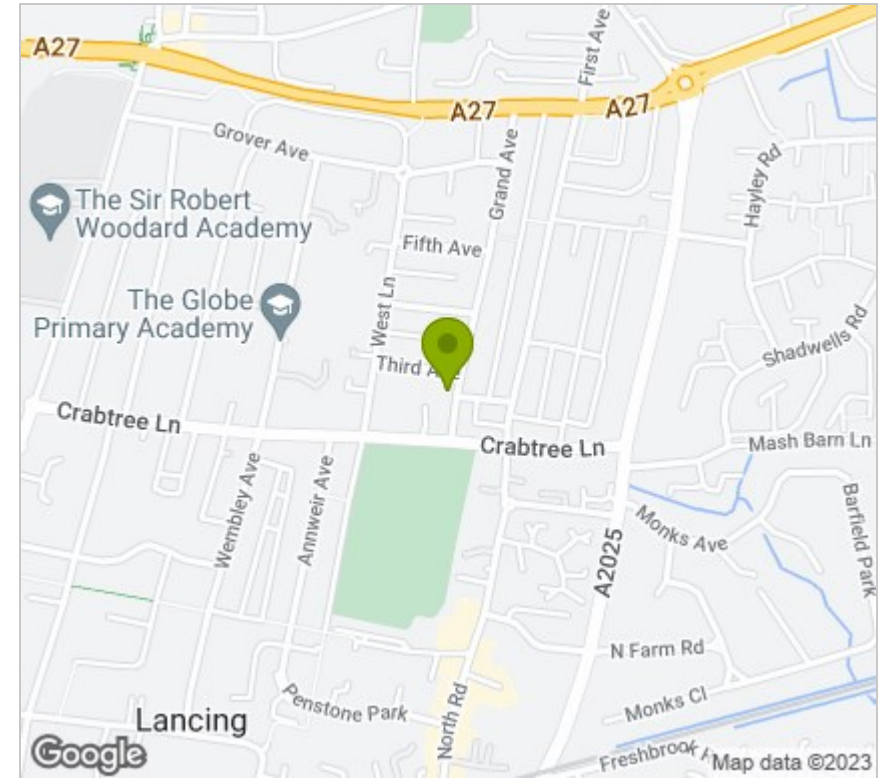


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

