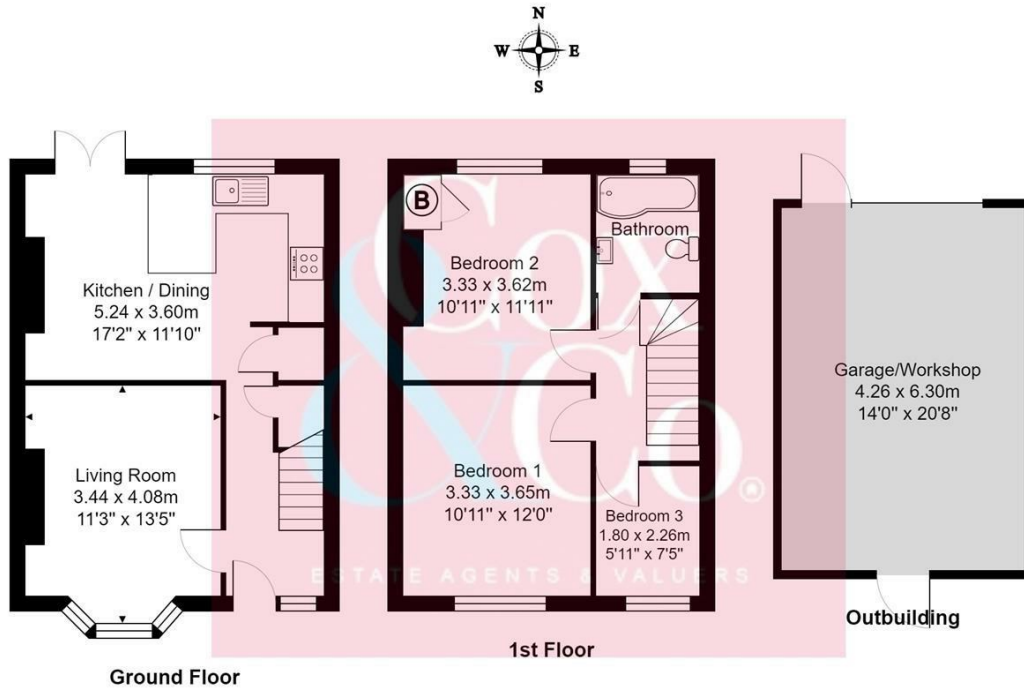




- Three Bedroom Terraced House
- Off Street Parking for two cars
- Popular Location
- Fantastic Decorative Order Throughout
- Open Plan Kitchen / Diner
- Large Garage
- Good Size Rear Garden

## Fourth Avenue, Lancing

Price: £310,000 Freehold



Total Area: 78.5 m<sup>2</sup> ... 844 ft<sup>2</sup> (excluding garage/workshop)

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2020

A very well presented terrace family home situated in the popular Avenues area of Lancing, having been much improved by the current owners.

The accommodation comprises entrance hall, living room, an open plan kitchen diner with two double bedrooms and one single bedroom, and a family bathroom.

Externally the front garden is arranged as off-road parking for two vehicles and there is a rear garden and a double garage that also has rear access that could easily be used as a workshop or possibly converted to a home office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(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	