

GRAND AVENUE

LANCING



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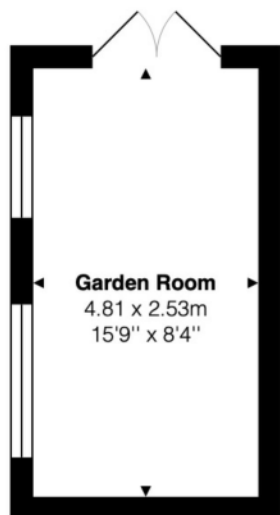
Kendrick Property Services are delighted to offer for sale this 4 bedroom family located in a popular residential are of Lancing. On the ground floor you will find a bright kitchen and living room/ dining room that measures in 26 feet in length. The dining room also leads to the good size family garden, that benefits from a garden room that is ideal for a home office/ gym. On the first floor there is 3 bedrooms and a family bathroom, finally on the 2nd floor is the master bedroom that is complete with an en suite.

Grand Avenue is located just slightly to the north of Lancing town centre and all of the local shops. The train station is very close by allowing direct access to London Victoria, Gatwick and Heathrow. Buses also run along Crabtree Lane which is just at the bottom of the road. By car the A27 is at the top of the road giving you access to the whole of the South Coast!

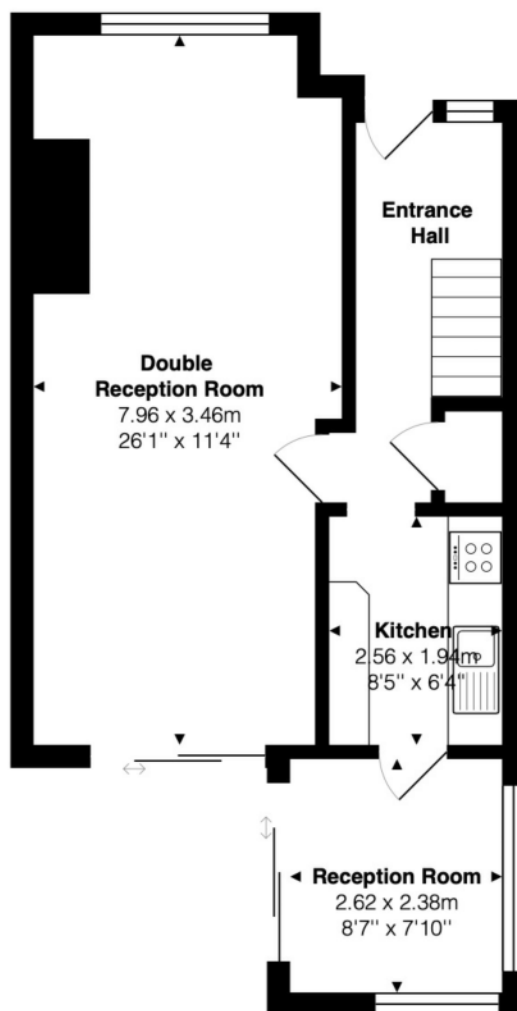


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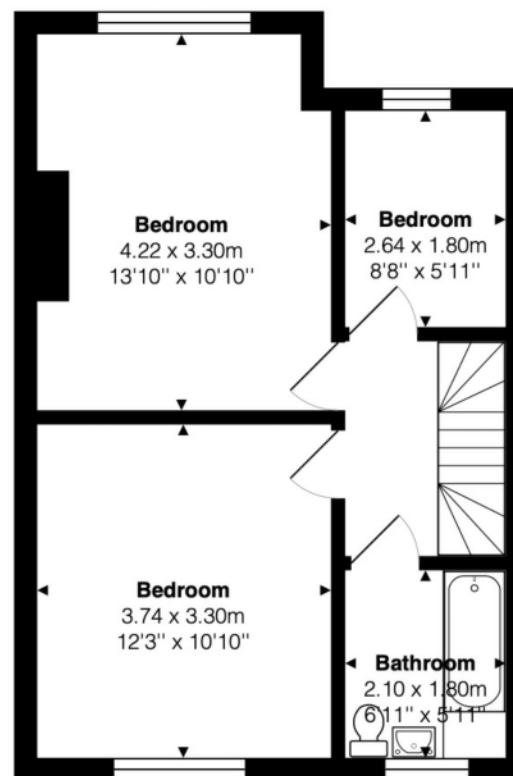




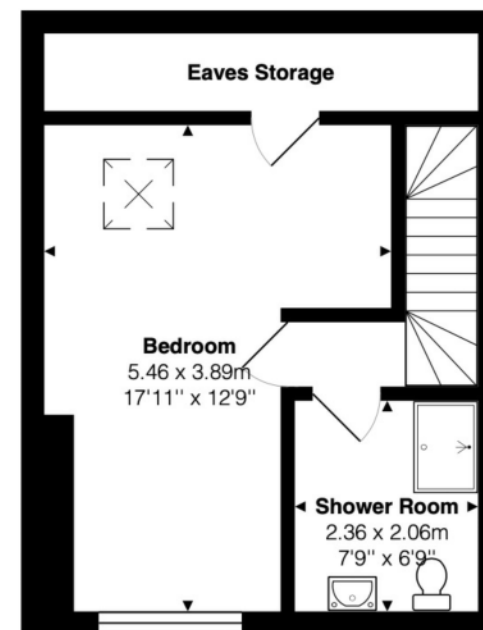
Area: 12.2 m² ... 131 ft²



Ground Floor
Area: 46.4 m² ... 499 ft²



First Floor
Area: 40.7 m² ... 438 ft²



Second Floor
Area: 31.6 m² ... 340 ft²

Total Area: 130.9 m² ... 1409 ft²



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