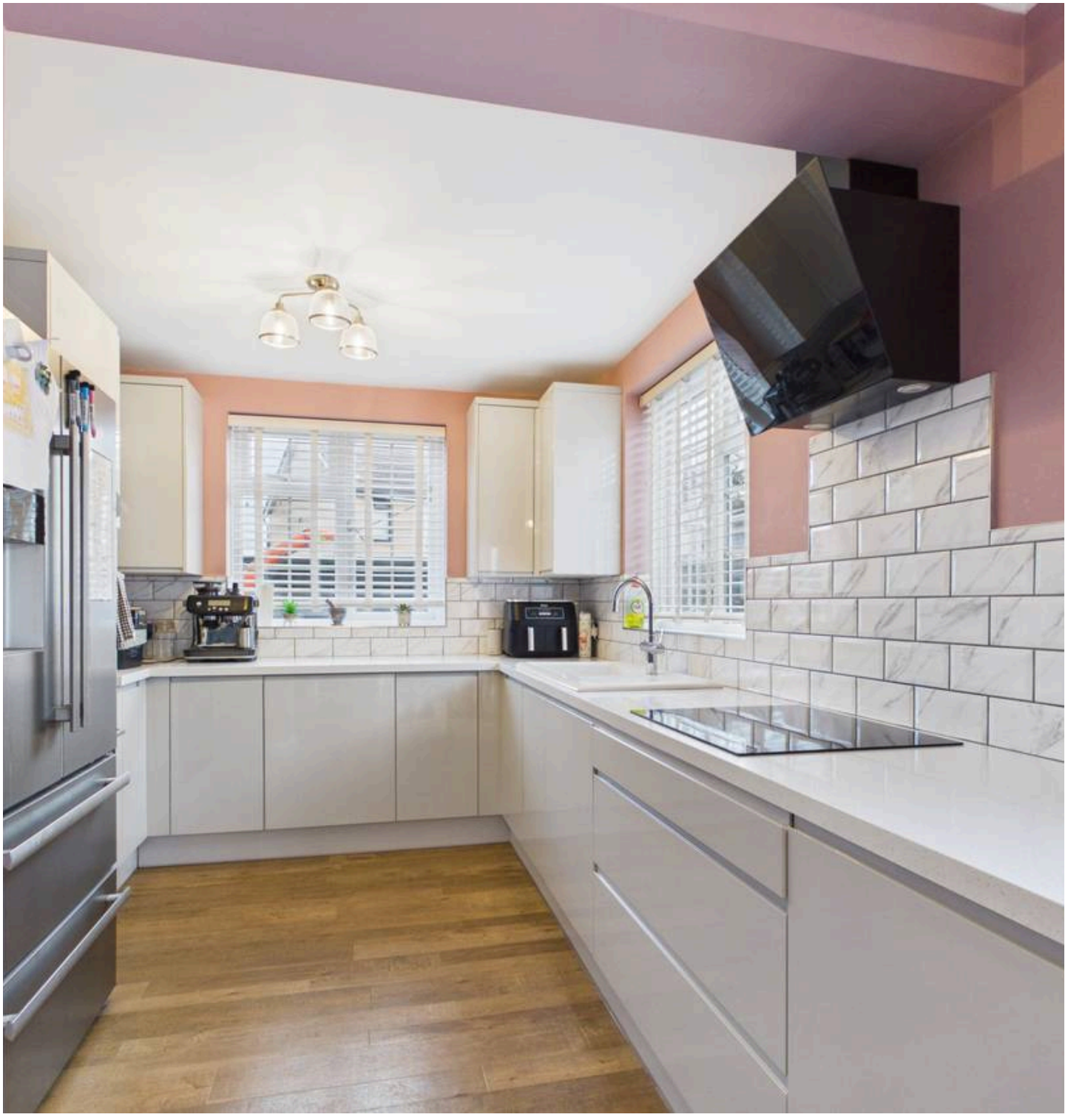


Myrtle Road, Lancing

Offers Over £400,000



Myrtle Road

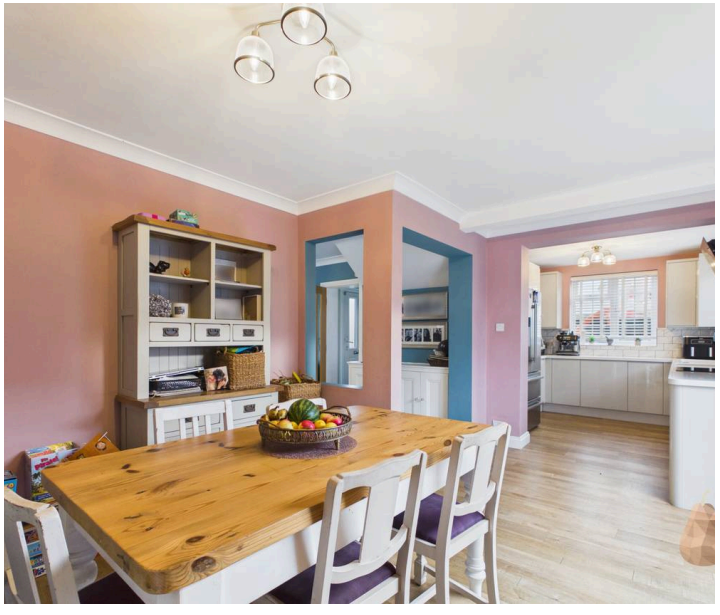
Lancing

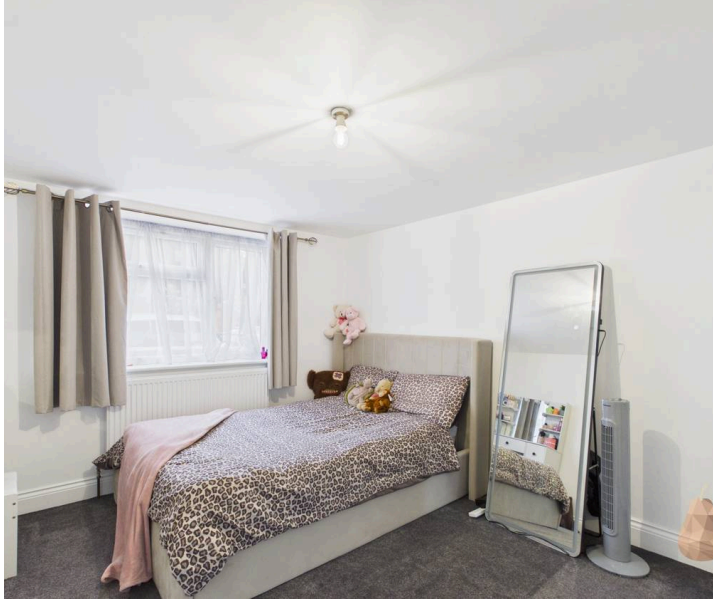
Spacious end terrace on a corner plot with 4/5 bedrooms, annexe, modern kitchen, off-road parking, and central location near station and shops. Ideal for families or multi-generational living.
Council Tax band: B

Tenure: Freehold

- Corner Plot With Gardens To Three Sides
- Off-Road Parking For 2 Cars
- Self Contained Annex
- Modern Kitchen/Dining Room With Feature Fireplace
- Spacious Bay Fronted Living Room With Wood Burner
- Four First Floor Bedrooms
- Modern Bathroom
- Utility Room With Potential To Reinstate WC
- Short Walk From Train Station & Village Centre Shopping
- Please Take A Look At Our Interactive Virtual Tour







Living room
16' 6" x 11' 11" (5.04m x 3.64m)
A spacious family living room with a feature wood burner, 2 windows including a bay to the front, opening to the kitchen/dining room.

Kitchen/Dining Room
25' 11" x 10' 10" (7.91m x 3.30m)
A large open plan kitchen/dining room with a modern kitchen with space for an large fridge freezer, space for a large dining table, feature fireplace, door to utility room, double doors to garden.

Utility Room
5' 3" x 4' 9" (1.60m x 1.45m)
Formally a downstairs WC and easily reinstated - space and plumbing for washing machine/dryer.

Bedroom 1
11' 10" x 9' 11" (3.60m x 3.02m)
Double bedroom with space for large wardrobe, large window.

Bedroom 2
10' 9" x 8' 0" (3.27m x 2.45m)
Double bedroom with fitted wardrobe and additional airing cupboard, double glazed window.

Bedroom 3
9' 4" x 8' 11" (2.84m x 2.71m)
Smaller double bedroom/Large single room with double glazed window.

Bedroom 4
8' 6" x 6' 0" (2.58m x 1.84m)
Single bedroom with window to the front.

Bathroom
6' 1" x 6' 0" (1.85m x 1.82m)
Modern bathroom with shower over the bath, wc/basin unit with storage, obscured double glazed window.

Self Contained Annex
Converted from a garage, the annex is completely separated from the house and can be accessed from the side garden gate.

Annex Bedroom
12' 10" x 11' 10" (3.92m x 3.60m)
A large studio room in the self contained annex, window to front.

Annex Shower room
7' 3" x 5' 10" (2.20m x 1.78m)
Spacious shower room with large windows, large walk in shower, wash basin and WC.

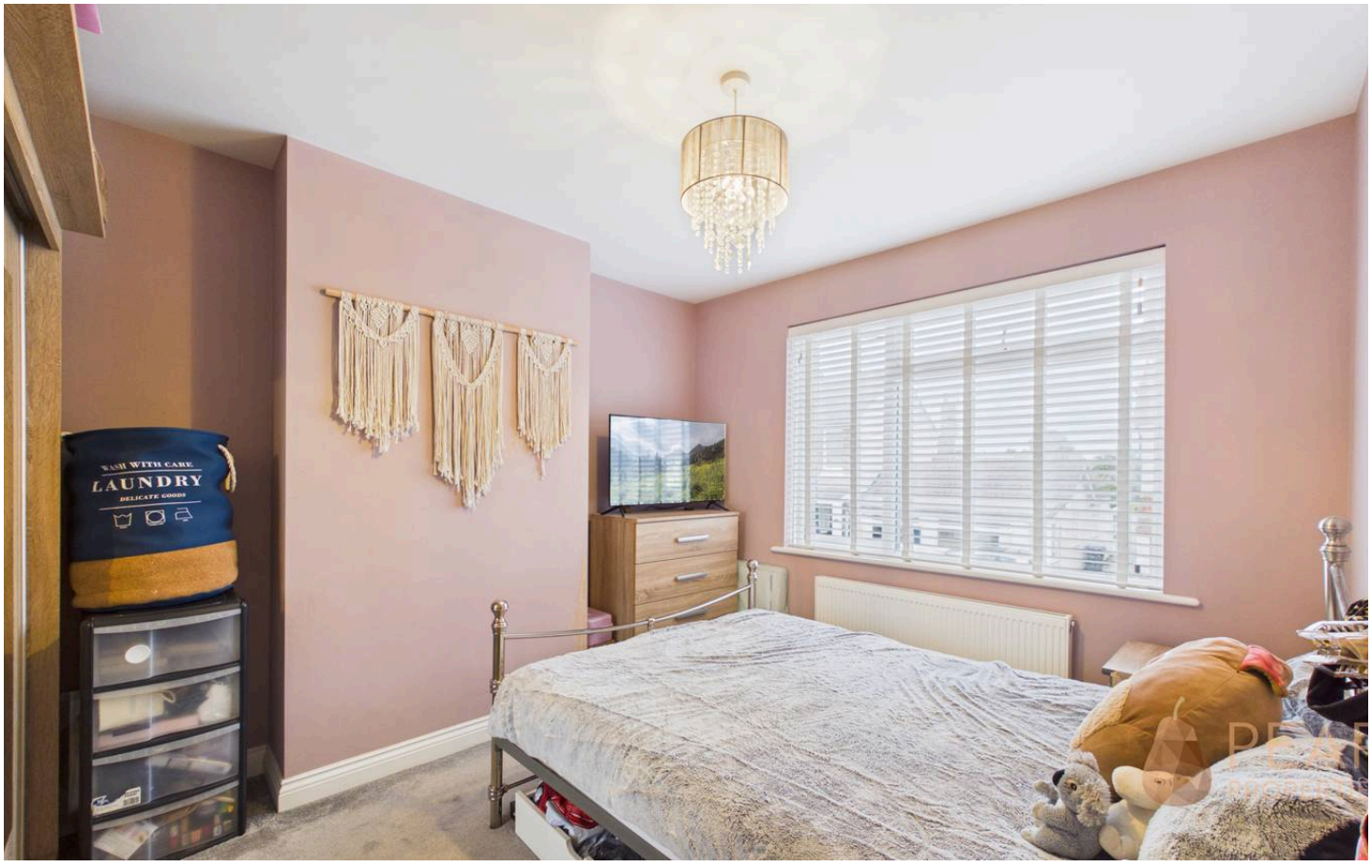
Garden

Set on a corner plot with gardens to 3 sides.

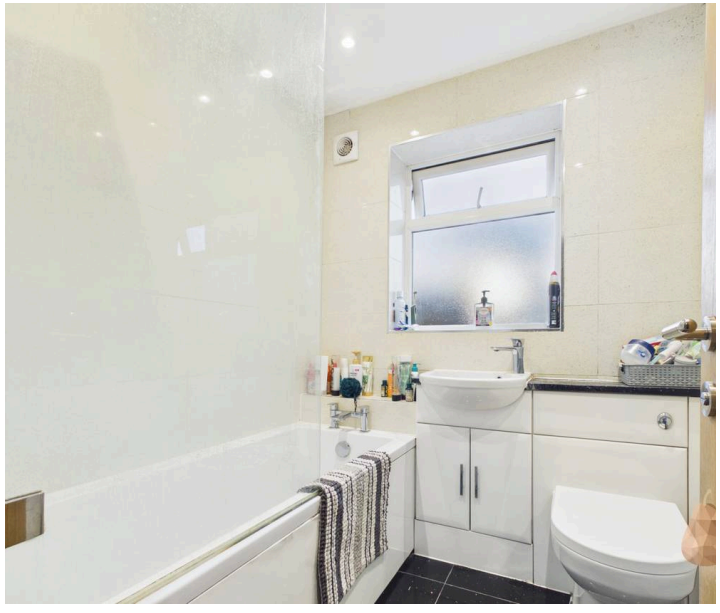
OFF STREET

2 Parking Spaces

Off street parking for at least 2 cars, with access to the side garden and a gate to the rear for private access to the annex.

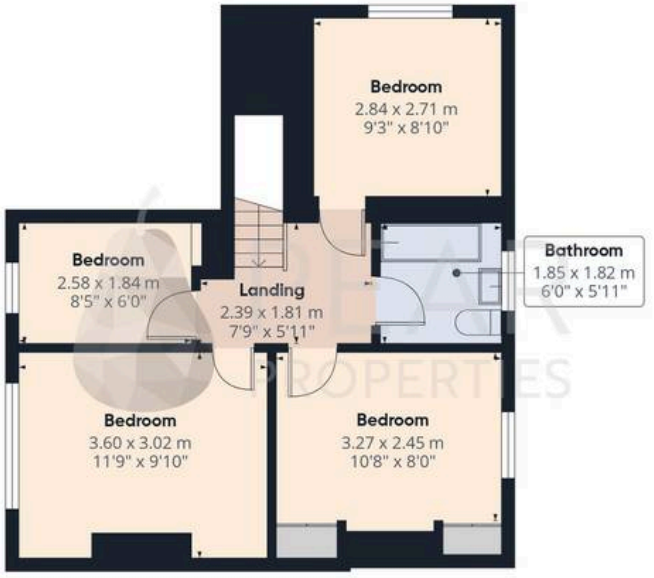




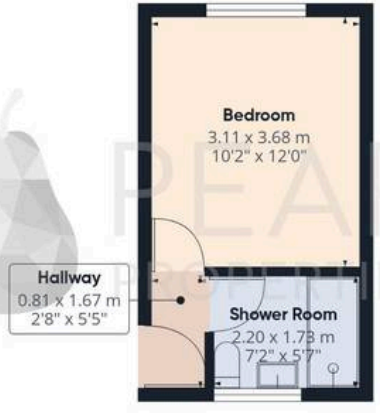




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

PEAR PROPERTIES

Approximate total area(1)

106.9 m²

1151 ft²

Reduced headroom

3.5 m²

38 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Pear Properties
20 Crabtree Lane, Lancing - BN15 9QP
01903 947337 · hello@pearproperties.uk · pearproperties.uk