

Penhill Road, Lancing

Lancing

Offers Over £425,000



Penhill Road

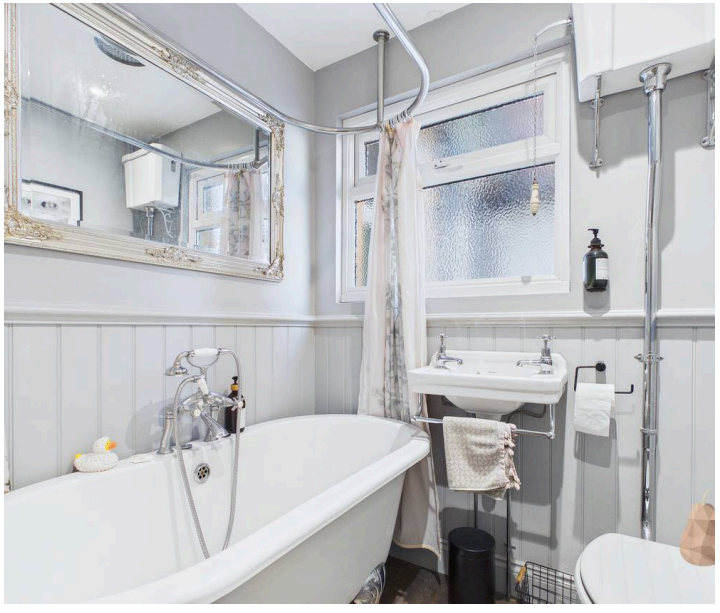
Lancing

Spacious 4-bed terraced house with period features, modern kitchen, 3 bathrooms, versatile outbuilding, driveway, and low-maintenance garden. Close to shops, station, and seafront.
Council Tax band: C

Tenure: Freehold

- Stylishly Presented Family House
- Four Double Bedrooms
- Additional Fifth Bedroom Or Utility Room
- Original Fireplaces & Features
- Modern Fitted Kitchen With Bi-Fold Doors
- Three Shower/Bathrooms
- Versatile Outbuilding With WC - Perfect For Salon Or Clinic
- Through Living Room/Dining Room
- Driveway To The Front
- Please Take A Look At Our Interactive Virtual Tour







Living Room
12' 4" x 11' 2" (3.76m x 3.41m)
A charming living room featuring an attractive open fireplace with built-in shelving either side, flowing seamlessly into the adjoining dining room to create a welcoming and sociable living space.

Dining Room
11' 5" x 11' 1" (3.47m x 3.38m)
A well-proportioned dining room featuring a characterful fireplace, a window providing natural light, and useful storage cupboard and understairs space. The room flows through into the kitchen.

Kitchen
11' 3" x 9' 0" (3.42m x 2.75m)
Modern fitted kitchen with a range of wall and base units, integrated appliances and bi-fold doors opening onto the rear garden

Bedroom
12' 11" x 10' 10" (3.94m x 3.29m)
Spacious double bedroom, with private en-suite

Bedroom
10' 11" x 8' 9" (3.34m x 2.67m)
Well presented good sized second double bedroom with feature fireplace

En-suite
6' 7" x 3' 0" (2.00m x 0.92m)
Partially tiled en-suite comprising walk in shower cubicle, hand wash basin and heated towel rail

Bathroom
5' 7" x 6' 3" (1.71m x 1.90m)
Fitted bathroom comprising freestanding baht, WC, hand wash basin and heated towel rail

Utility Room
9' 7" x 6' 1" (2.91m x 1.85m)
Utility room currently housing the washing machine and dryer, overlooking the rear garden. This room could be utilised as fifth bedroom

Bedroom
12' 7" x 10' 6" (3.84m x 3.19m)
Spacious double bedroom with space for wardrobes located on the top floor

Bedroom
11' 3" x 9' 7" (3.42m x 2.92m)
Well presented spacious double bedroom

Bathroom
5' 3" x 5' 1" (1.61m x 1.54m)
Partially tiled modern fitted bathroom on the top floor, comprising shower cubicle, hand wash basin and WC

Outbuilding
13' 1" x 9' 4" (3.99m x 2.85m)
A versatile outbuilding currently utilised as a salon, offering excellent potential for use as a home office, hobby room, studio or additional flexible workspace.

Wc
3' 11" x 2' 6" (1.20m x 0.77m)
WC with hand wash basin located in the outbuilding

Garden

Well maintained rear garden with patio area, and artificial grass

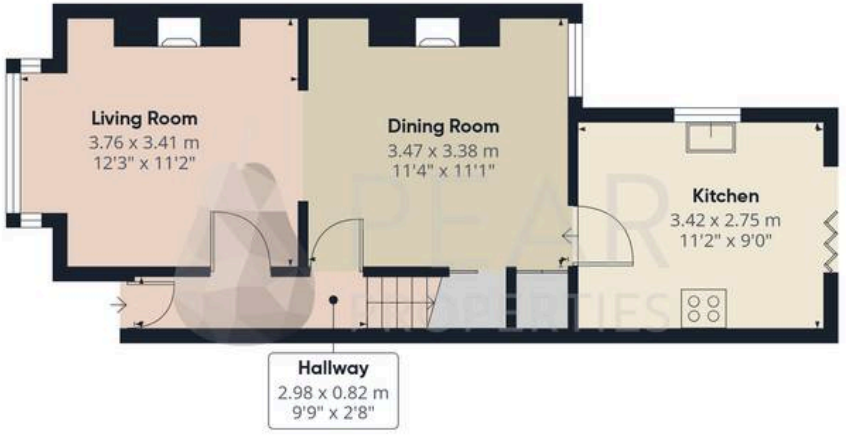
DRIVEWAY

1 Parking Space

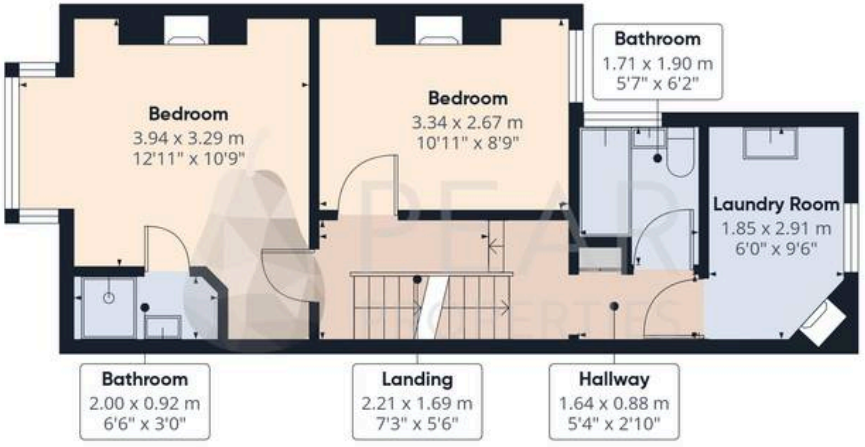








Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

PEAR PROPERTIES

Approximate total area(1)

111 m²

1195 ft²

Reduced headroom

2.1 m²

22 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



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