



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Grand Avenue, Lancing

£350,000

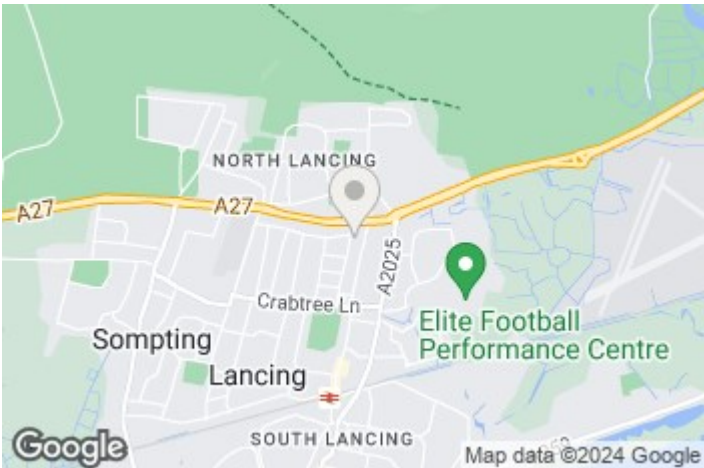
Aspire Residential are delighted to bring to the market this two double bedroom, semi - detached bungalow in popular Lancing. This property offers the potential for development with a large rear garden and ample loft space. Locally, you will find leisure facilities, shops, restaurants and useful transport links, including a mainline train station.



Council Tax Band: C

- Semi - detached bungalow
- Generous rear garden
- No forward chain
- Local shops and food establishments
- Easy access to the A27 & A259
- Two double bedrooms
- Garage
- Potential to extend to the rear and into the loft
- Nearby transport links
- Local leisure facilities



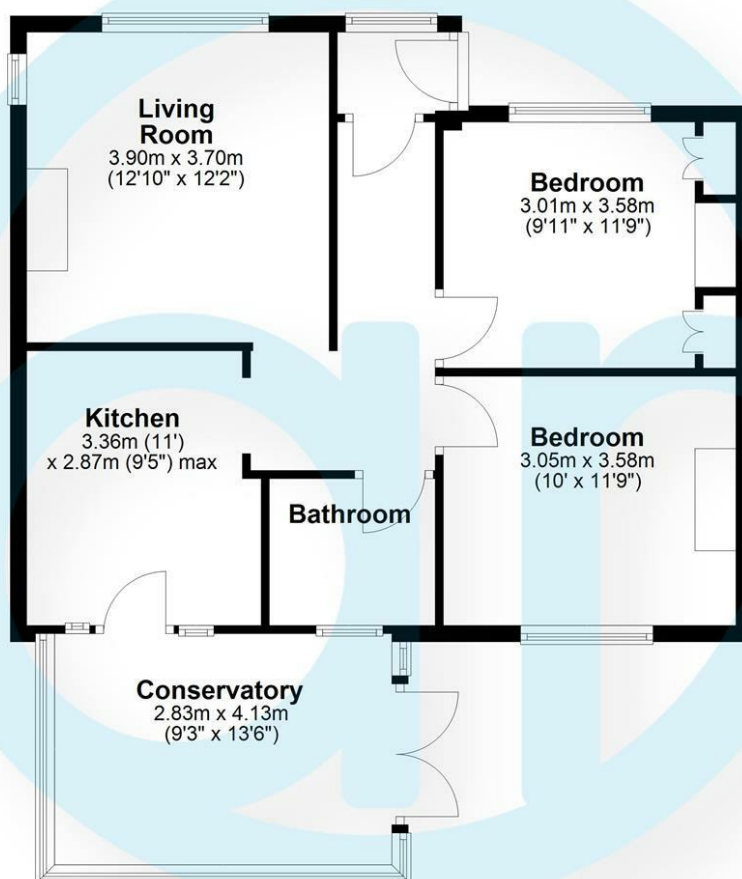


EPC Rating:

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

Floor Plan

Approx. 71.2 sq. metres (766.1 sq. feet)



Total area: approx. 71.2 sq. metres (766.1 sq. feet)

Aspire Residential | Goring-by-Sea

28 Goring Road
Goring-by-Sea
Worthing
BN12 4AD
Telephone: 01903 259 961
Email: info@aspireresidential.co.uk



Aspire Residential | Durrington / Salvington

5 Selden Parade
Salvington Road
Worthing
BN13 2HL
Telephone: 01903 910 424
Email: enquiries@aspireresidential.co.uk

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