



Grand Avenue, Lancing

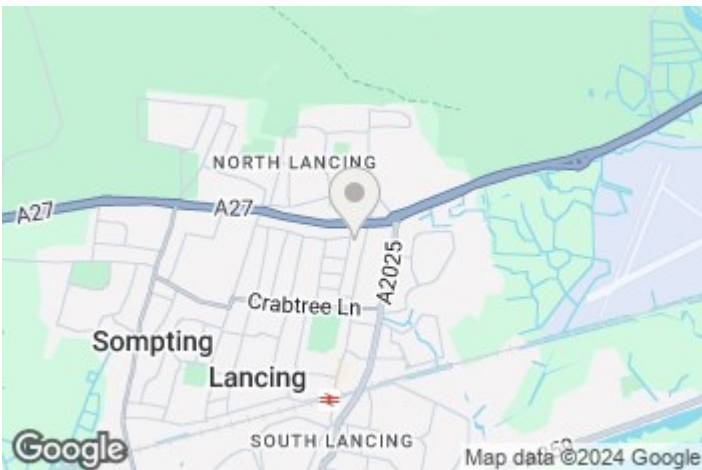
£350,000

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.

- 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



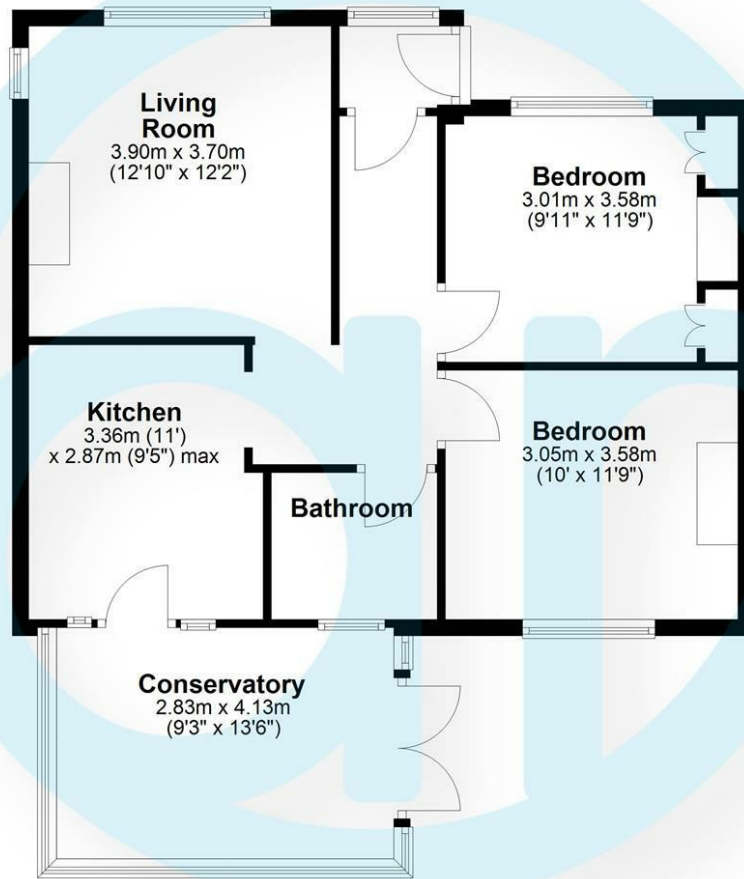


EPC Rating:
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		67	
(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)

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