



Brighton Road, Lancing, BN15 8JS

Offers Over £400,000



A fantastic three bedroom semi detached period home being offered to the market with our vendor suited. Benefits include off road parking, good sized garden and generously proportioned kitchen/breakfast room. Being located across from the beach with a row of shops closely too. Viewing is recommended.



# Key Features

- Three Bedrooms
- Semi Detached House
- Off Road Parking
- Garage
- Good Sized Garden
- Walking Distance To Beach
- Close Proximity To Shoreham
- Kitchen/ Breakfast Room
- Vendor Suited
- Viewing Recommended



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**

## INTERNAL

Opening up into a welcoming and good sized entrance hall with doors to downstairs rooms and storage cupboard. The sitting room benefits a southerly aspect bay window and feature open fireplace, which is working. To the rear of the home is the dining room/fourth bedroom, overlooking the rear garden. The kitchen benefits a range of eye and base level units with integrated oven, hob and extractor over, with space and plumbing for dishwasher. The kitchen opens up into the utility/breakfast room with space for washing machine, tumble dryer and the perfect space for table and chairs having doors directly into and overlooking the garden.

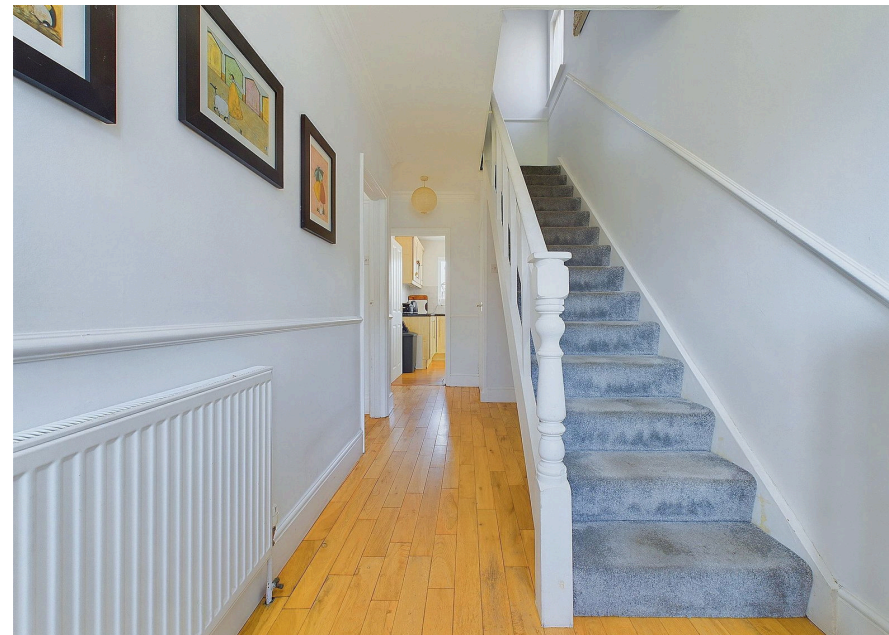
The first floor landing has doors to three further bedrooms and bathroom. Two double bedrooms, one of which benefits a southerly aspect bay window and fitted wardrobes. The third bedroom is single in size. The family bathroom comprises a modern white suite benefitting bath, with rainforest shower over, pedestal wash hand basin and wc.

## EXTERNAL

To the front of the property is mainly laid to lawn with hardstanding area, suitable for several off road parking spaces and access to the attached garage. The rear garden being mainly laid to lawn and being fence enclosed with patio area suitable for table and chairs.

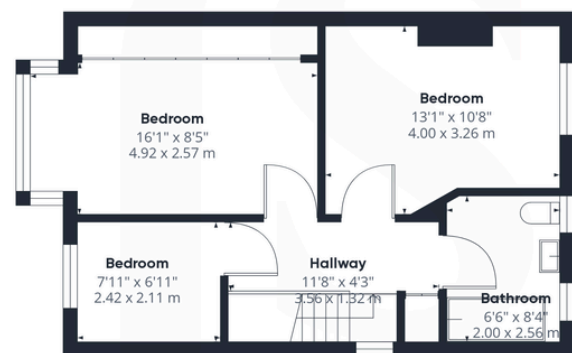
## SITUATED

The property is located close to the centre of Shoreham which is approximately one mile away giving easy access to the Station and getting to Worthing, Brighton and even London is convenient. The property is also within walking distance to Widewater Lagoon Nature Reserve, a beauty spot and hidden secret to Lancing. The A27 is within easy reach giving you access to the whole of the South coast.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1050.02 ft<sup>2</sup>  
97.55 m<sup>2</sup>

**Reduced headroom**

16.79 ft<sup>2</sup>  
1.56 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.