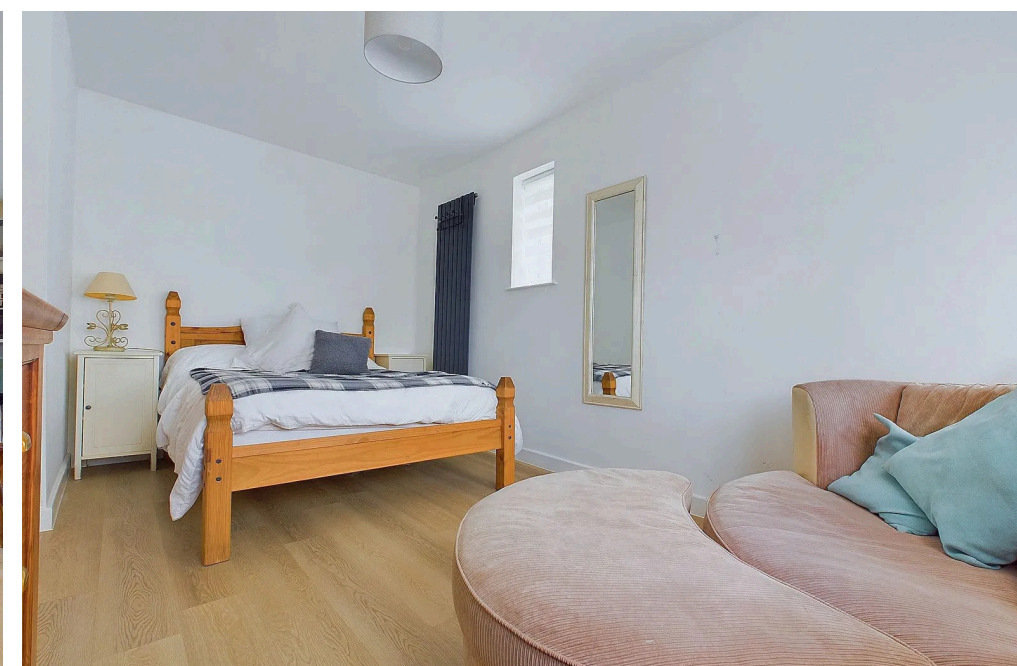




Brighton Road, Lancing, West Sussex, BN15 8JB

Offers Over £650,000



A beautifully modernised and extended four bedroom chalet bungalow being within close proximity to the seafront and Lancing Town and Train Station. Particular benefits include garage, downstairs wc, principle bedroom suite with walk in wardrobe and ensuite bathroom. An impressive lounge/ kitchen/ dining space spans 25ft with two sets of bi folding doors.

Key Features

- Four Bedroom Chalet Bungalow
- Extended Living/Kitchen/Dining Room
- Beautifully Modernised Throughout
- Principle Bedroom Suite With Shower Room And Walk In Wardrobe
- Close To Seafront
- Garage
- Utility Room
- Low Maintenance Rear Garden
- Downstairs WC
- Underfloor Heating



4 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Opening up into a generous hallway, 25 ft in length, with stairs to the first floor and doors to all rooms. To the rear of the home is the impressive extended kitchen/ breakfast/ dining and living room. All of these rooms carefully constructed into their own designated area, but with a bright airy and open feel throughout, benefitting bi folding doors and sky light.

The kitchen provides a range of eye and base level units with two eye level integrated ovens, induction 5 ring induction hob and dishwasher, separate microwave oven, warming drawer and space for American style fridge freezer. There is also a separate utility room with space and plumbing for washing machine, tumble dryer, fridge freezer and boiler cupboard, leading out onto the lean to area. On the ground floor there is also a downstairs wc and two generously sized bedrooms. The principle bedroom is on this floor, benefitting a southerly aspect with walk in wardrobe and ensuite bathroom benefitting freestanding bath, sink and separate shower cubicle with wc

Upstairs there are two further bedrooms and access to a family shower room with shower and sink inset unit with wc. This floor also benefits eaves storage. The bedroom that opens out onto the flat roof extension below, has foundations to be a balcony, but balustrades would need to be installed to use this space.

EXTERNAL

This home has not only been modernised internally, but the current owners have transformed the exterior appearance too, with a new roof and fresh rendering.

To the front the garden is laid to hardstanding, being brick wall enclosed, with side access via a gate. There is possibility for off road parking to the front subject to permissions.

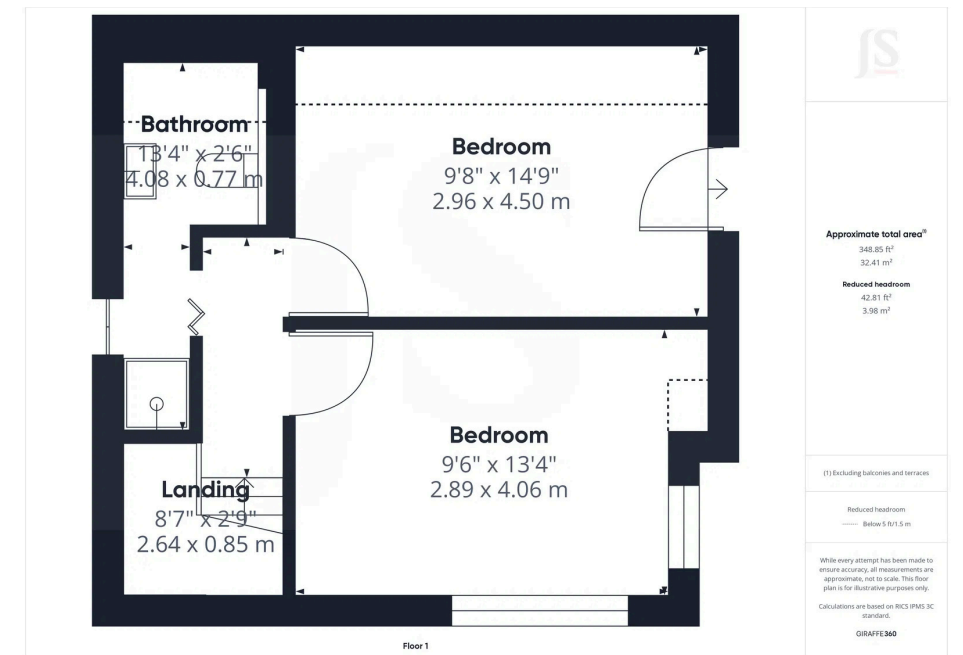
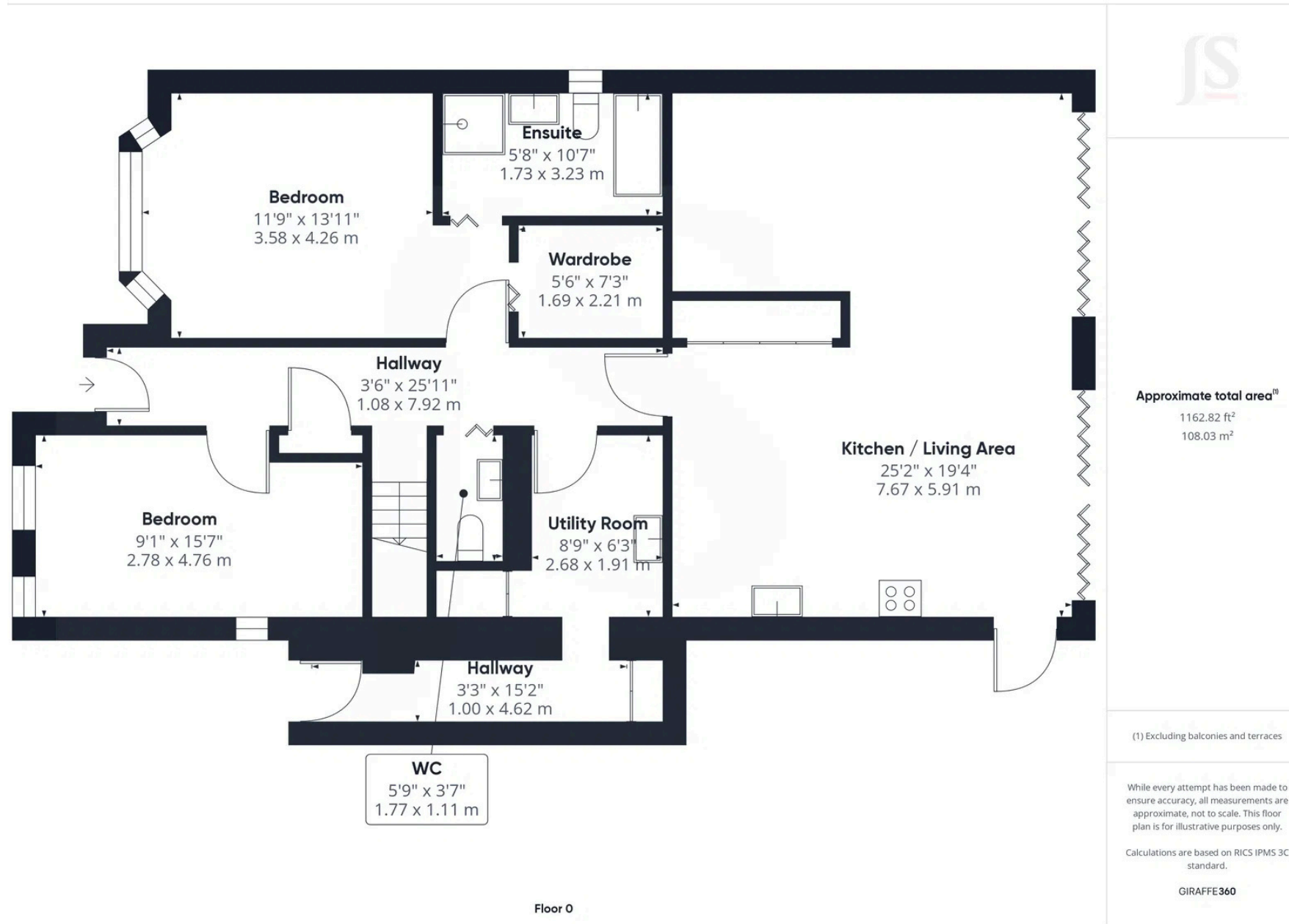
The rear garden is laid to paving with space for furnishings. A rear gate provides rear access to the single garage with up and over door, power and light. Unofficially the vendors park their vehicle on the driveway into the garage up against their fence, alongside the neighbours too.

SITUATED

Situated across the road from the beach, in this ideal and convenient location. Being directly on the bus route located on Brighton Road giving access directly to Worthing and Brighton whilst also being approximately 0.7 miles away from the train station, commuting is easy from this location.

Lancing Village Centre is also a short distance away.





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.