



Brighton Road | Lancing | BN15 8JP  
Asking Price Of Offers Over **£375,000**





Offered to the market this spacious two bedroom detached bungalow with an exciting opportunity to add your own stamp. Situated just across the road from the beach and within close proximity of shops, particular benefits include 20ft lounge/dining room, off road parking, garage and two double bedrooms.



Property details: 231A Brighton Road, Lancing

## Key Features

- Two Double Bedrooms
- Detached Bungalow
- Close To Beach
- Off Road Parking
- Garage
- 20'10ft Lounge/ Dining Room
- Opportunity To Modernise
- Separate WC



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The property is approached via a side door leading directly into the hallway with doors leading to all rooms. Benefitting a generously proportioned lounge/dining room being 20ft 10 in length there is ample space for modernise this room and add your own stamp. There are two double bedrooms both of which have ample space for furnishings. These are serviced by a bathroom comprising bath with shower over, pedestal wash hand basin and separate wc just next door. The property could benefit from internal modernisation and would make a great blank canvas for someone looking to add their own stamp.

### EXTERNAL

To the front of the property is laid to lock paving, with hardstanding area suitable for off road parking and leading to the garage. The rear garden is laid to lawn and low maintenance.

### 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 London. 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.





### Property Details:

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.