



Brighton Road | Lancing | BN15 8JB  
Asking Price Of **£600,000**





An extended and beautifully presented detached family home on the South coast, directly opposite the beach, offering versatile accommodation with flexible living to include five / six bedrooms, two refitted bathrooms and modern open plan living and being offered with no on going chain.



Property details: 181 Brighton Road, Lancing, BN15 8JB



## Key Features

- Detached Family Home
- 5/6 Bedrooms
- Modern Open Plan Living
- Luxury Style Kitchen Area
- Ground Floor Shower Room
- Refitted Family Bathroom
- Off Road Parking
- Versatile Accommodation
- Beachfront Location
- Chain Free



**5/6 Bedrooms**



**2 Bathrooms**



**1/2 Reception Rooms**

### INTERNAL

From the entrance hall are doors leading to the the ground floor rooms and stairs to the first floor. Double doors open to the extended open plan living area providing ample space for lounge and dining furniture with bi folding doors opening to the rear garden, the luxury style kitchen boasts a range of wall and base units with fitted work surfaces, integrated appliances - full size fridge and freezer, eye level oven, grill and microwave oven, dishwasher and drinks fridge, the island incorporates a breakfast bar and induction hob with concealed extractor fan and drinks fridge, within the cupboard units is a utility area with space and plumbing for washing machine and tumble drier. There are two receptions on the ground floor currently being use as bedrooms and a modern ground floor shower room with shower cubicle with hand held and rainfall shower heads, hand was basin and W.C.

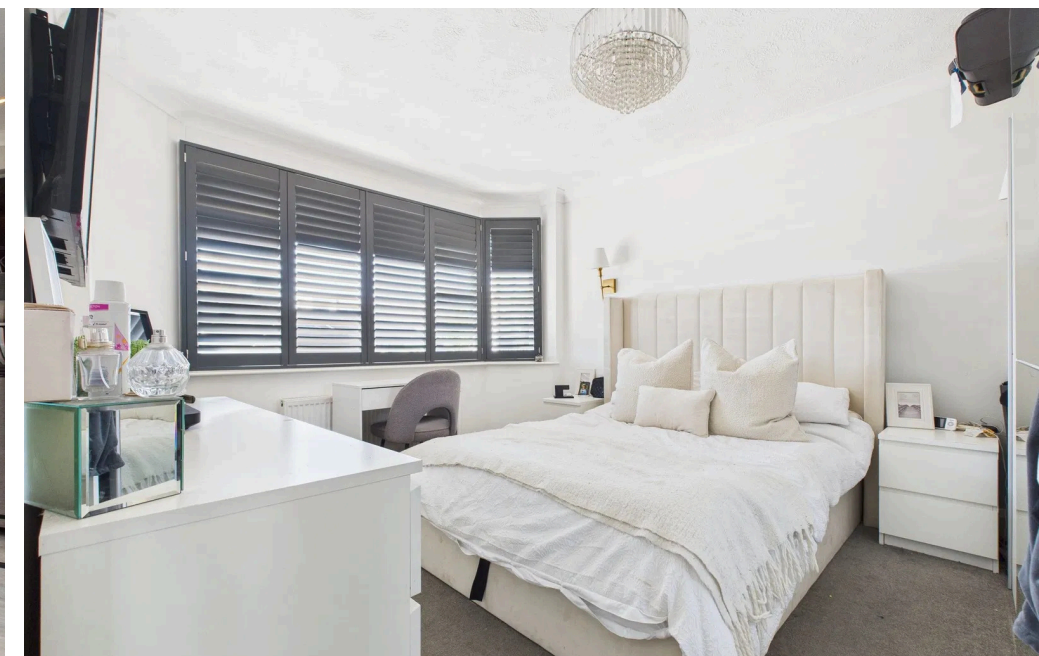
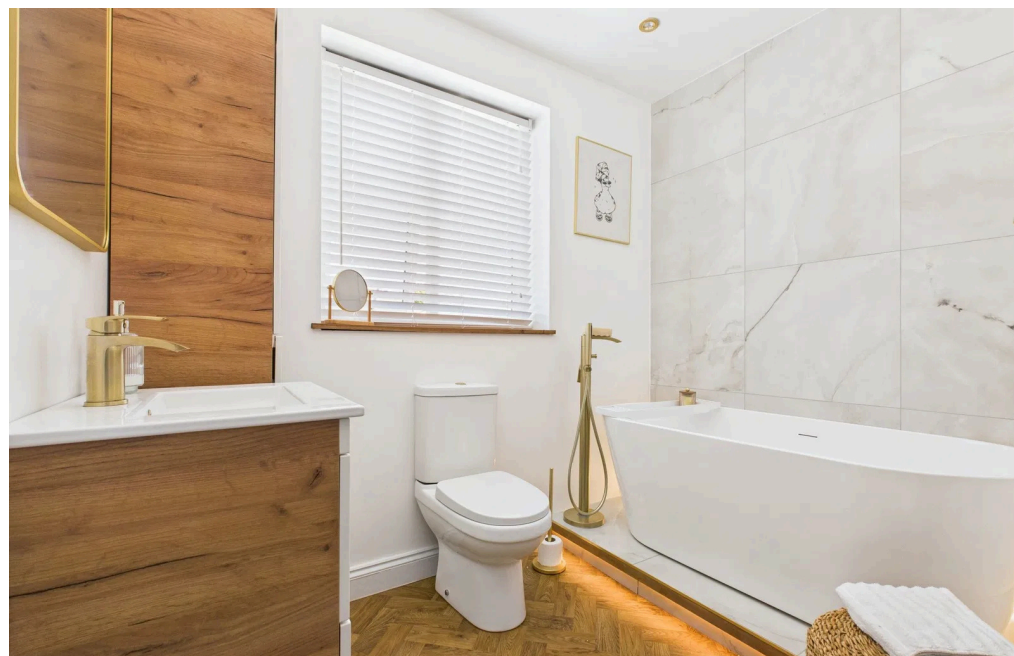
On the first floor there are four bedrooms and a refitted modern family bathroom comprising a freestanding bath with floor mounted shower and bath mixer with hand held shower attachment, button flush W.C and hand wash basin with storage beneath.

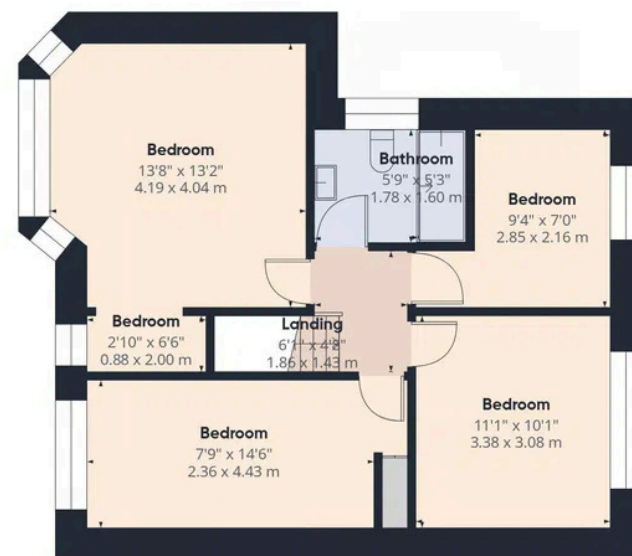
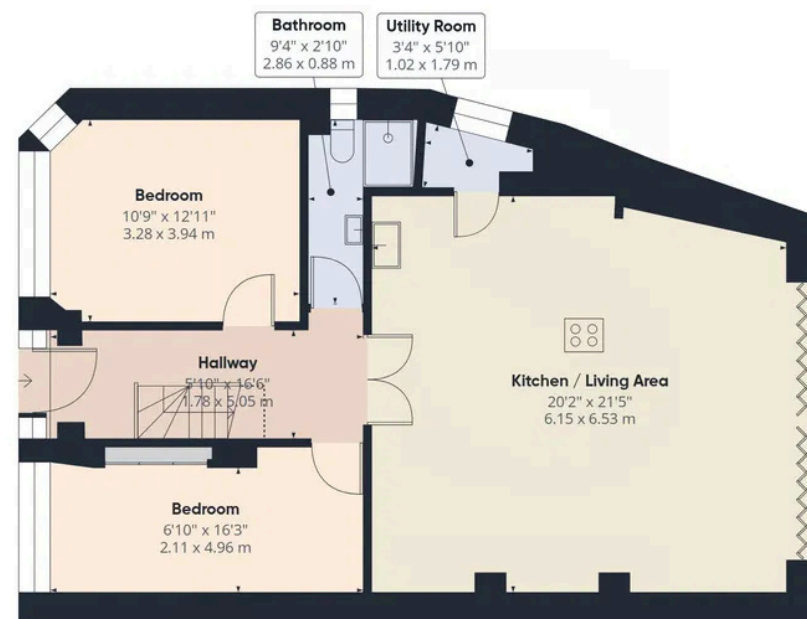
### EXTERNAL

The front has been laid to block paving providing ample off road parking. The rear garden is mainly laid to paving for ease of maintenance with designated seating areas, with shed store at the rear and Hydropool swim spa.

### 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.



Approximate total area<sup>(1)</sup>1436 ft<sup>2</sup>133.5 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup> $1 \text{ m}^2$ 

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Property Details:

Tenure: Freehold

Council tax band: D

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.

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