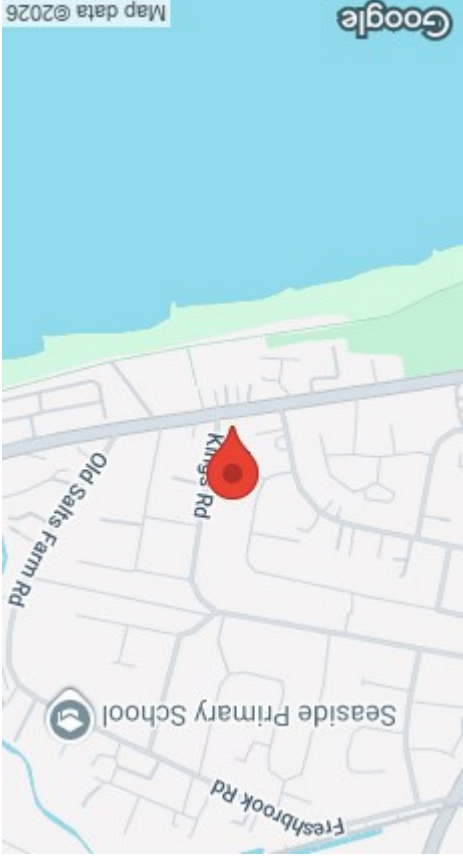
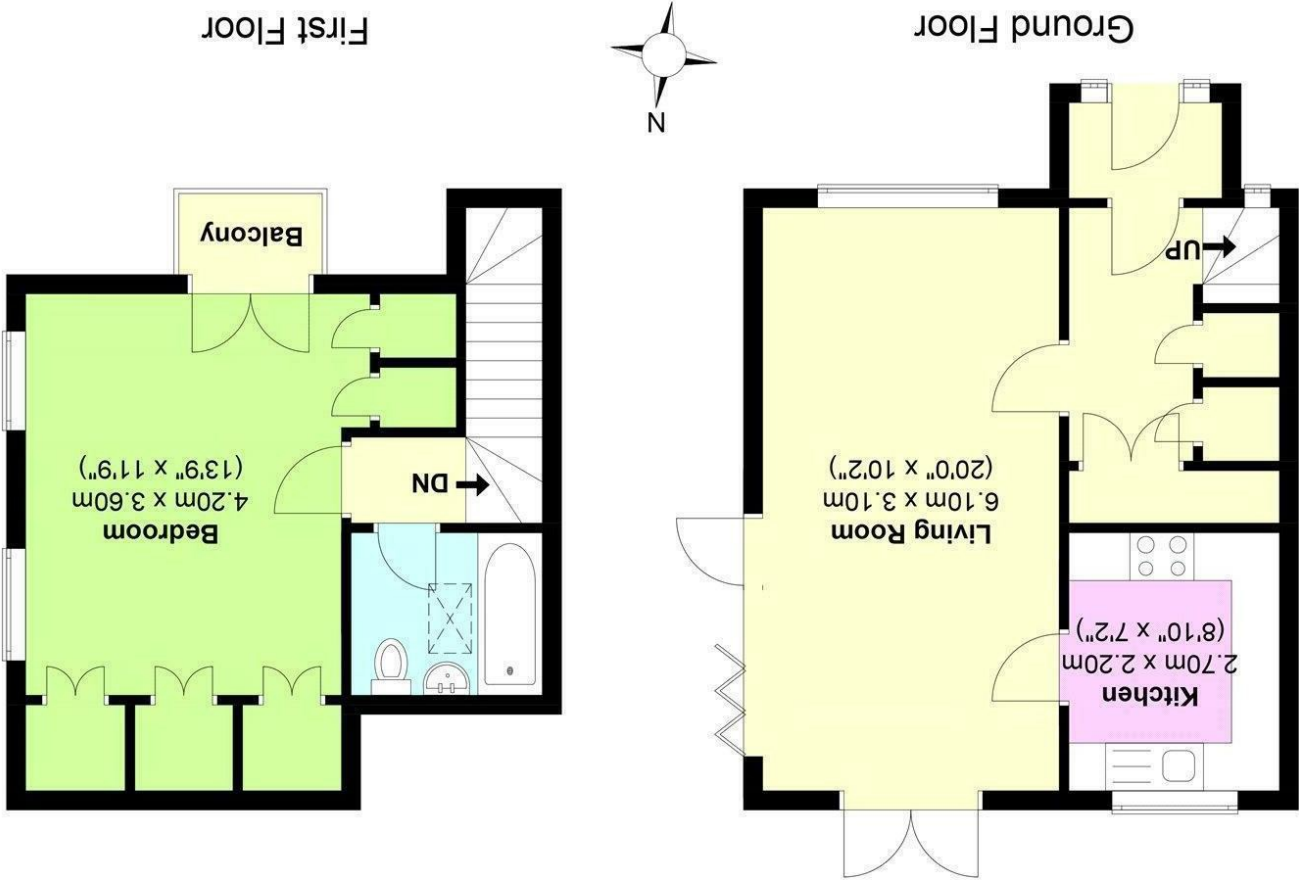


The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

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Energy Efficiency Rating	
Current	Potential
78	83
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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	

Approximate Gross Internal Area = 61.4 sq m / 660.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





Brighton Road, Lancing, BN15 8JB

Offers In Excess Of £300,000

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A superbly presented one-bedroom semi-detached house situated in this highly sought-after seafront location, just moments from Lancing Beach. The property has been finished to a high standard throughout and benefits from off-road parking, excellent storage space, a wraparound rear and side garden, and a private south-facing balcony.





Further Information

A superbly presented one-bedroom semi-detached house situated in this highly sought-after seafront location, just moments from Lancing Beach. The property has been finished to a high standard throughout and benefits from off-road parking, excellent storage space, a wraparound rear and side garden, and a private south-facing balcony.

The accommodation comprises an entrance hall with excellent fitted storage, a modern fitted kitchen with a range of wall and base units and integrated appliances, and a spacious dual-aspect lounge/dining room with bi-fold doors opening onto the rear garden, creating an excellent entertaining space.

On the first floor, there is a generous double bedroom with fitted wardrobes and doors opening onto a private south-facing balcony with attractive sea views. A contemporary family bathroom completes the accommodation.

Externally, the property enjoys a wraparound rear and side garden providing a private seating area with ample space for outdoor dining and entertaining. To the front, there is the added benefit of off-road parking.

Situated in this sought-after seafront location, the property is just moments from Lancing Beach. Lancing village centre is within easy reach and offers a good range of shops, cafés and everyday amenities, together with Lancing railway station providing services to Brighton, Gatwick and London Victoria. The A27 and A259 are also readily accessible, making this an ideal location for commuters and those looking to enjoy coastal living.

