

**Room 5, 139 Brighton Road, Lancing, BN15 8HT**  
**£550 Per Month**  
**Council Tax Band: G**



We are delighted to present this double bedroom in a fabulous detached house set on the seafront opposite Lancing Beach green. ALL INCLUSIVE ROOM! SINGLE APPLICANTS ONLY PLEASE!  
All bills included, SKY TV with movies and sports in every room ! Fibre optic broadband.

The property comes with the use of a fully fitted kitchen complete with 2 x electric ovens and 2 x 4 ring gas hobs, 2 x fridge freezers, 2 x washing machines, dryer & plenty of work top space. 3 modern shower rooms, communal dining room and garden, secure bike shed & plenty of off street parking local amenities close by.


Sadly No pets permitted, single occupant only.

£16,500 income required for referencing.



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| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| 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  |           |