



Lancing, West Sussex BN15 8JB  
£369,950





# Brighton Road

Lancing, West Sussex

**SALE AGREED BY SHORE ESTATES!** A fantastic four bedroom detached house situated in this excellent seafront location. This property has benefited from being full refurbished over the last few years and is in good condition throughout. Being sold with vacant possession, this property has the 'ready to move in' feel.

As you approach the property you are greeted by off street parking for atleast 2 cars, which is a welcomed sight. You can enter the property on the ground floor, here you will find an additional two reception rooms, a fantastic modern fitted kitchen with connecting utility room and a ground floor shower room along with one of your four bedrooms.

The wide variety of space continues as you ascend to the first floor.

To the front of the property is your master bedroom benefiting from a modern fitted ensuite shower and a delightful south facing roof terrace enjoying views of the sea which would be perfect for those relaxing summer evenings. Bedroom two faces the rear and also benefits from a roof terrace, this time overlooking your rear garden. Bedroom three can also be found up here which is also a good size.

The rear garden measures approx. 90 feet in length, having a small patio area to the front and mainly laid to lawn.

The property is located on Brighton Road, Lancing. Conveniently located close to either Lancing or Shoreham shopping facilities and only a short distance to Lancing train station.

For more details or to arrange a viewing, please contact the team on 01273 830555.

- Detached House
- Two Reception Rooms
- Four Double Bedrooms
- Off Street Parking
- South Facing Roof Terrace
- Sea Views
- No Chain





**Entrance**

**Entrance Hall**

**Bedroom 4**  
12'5x10'10 (3.78mx3.30m)

**Shower Room**

**Lounge**  
16'3x12'4 (4.95mx3.76m)

**Dining Room**

**Kitchen**

**Utility Room**

**First Floor**

**Landing**

**Bedroom 1**  
17'x12'4 (5.18mx3.76m)

**Ensuite**

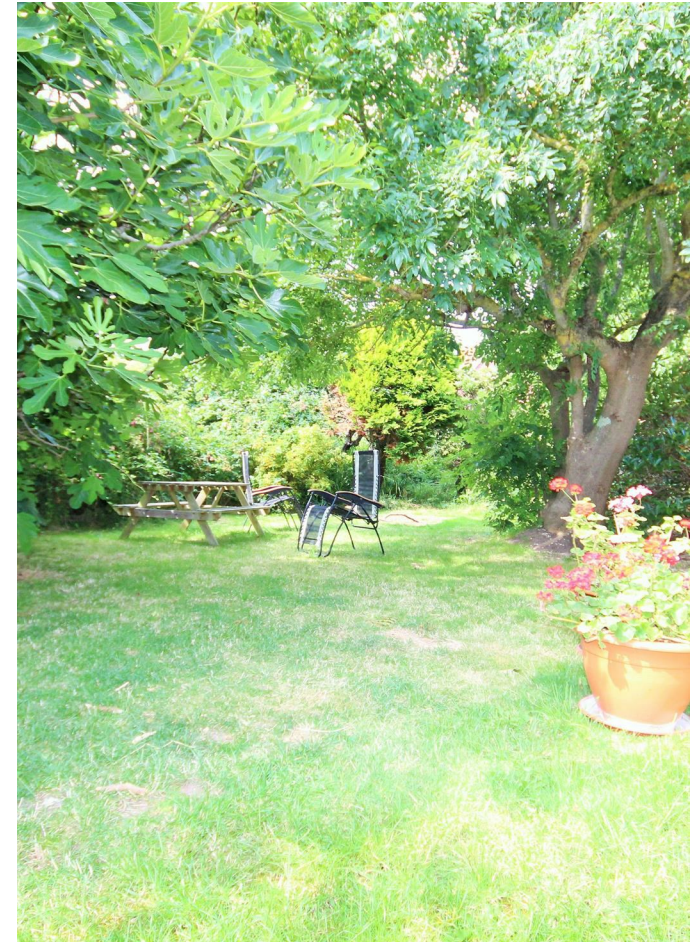
**Bedroom 2**  
14'x9' (4.27mx2.74m)

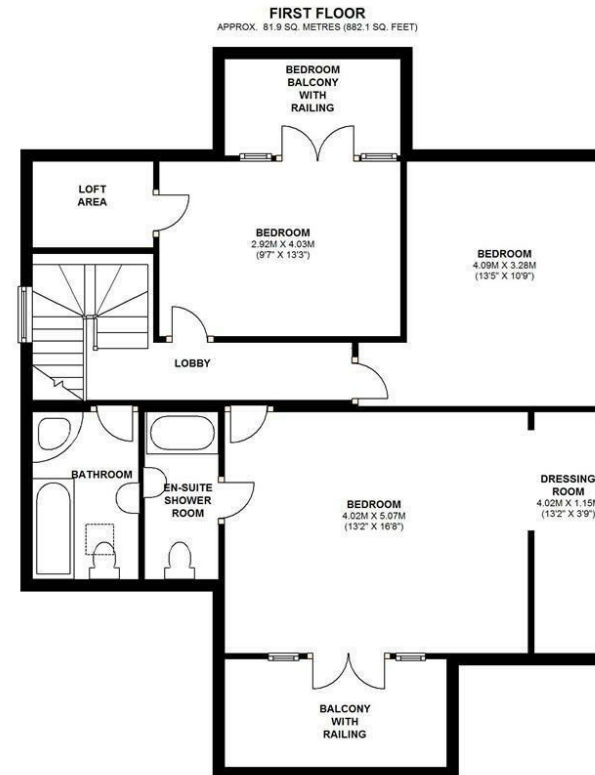
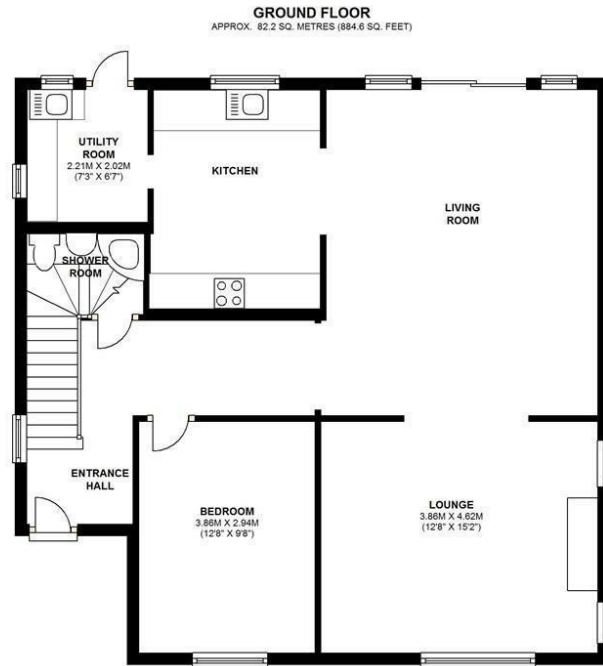
**Bedroom 3**  
12'3x11' (3.73mx3.35m)

**Outside**

**Rear garden**

**Parking**





TOTAL AREA: APPROX. 164.1 SQ. METRES (1766.6 SQ. FEET)