



Brighton Road, Lancing, BN15 8JP

welcome to

Brighton Road

Refurbished to and exceptionally high standard this DETACHED FOUR BEDROOM HOUSE is situated on the seafront with fabulous views, lounge/diner in excess of 23ft, kitchen breakfast room in excess of 20 ft, generous sized family bathroom, garage and off road parking, must be seen! NO ONWARD CHAIN.



Entrance Porch

Part glazed door to entrance hall. Under stairs cupboard. radiator to right, cupboard housing meters, double glazed doors to lounge/diner

Lounge/diner

20' 5" x 23' 3" narrowing to 13' 6" (6.22m x 7.09m narrowing to 4.11m)

Stunningly large lounge/diner, dual aspect room with three double glazed windows to sides, spot lighting, double glazed bay window to front, two radiators to sides, space for family living and dining.

Kitchen/breakfast Room

20' 7" max x 16' 3" max (6.27m max x 4.95m max)

Contemporary, brand new kitchen with tri fold doors to rear garden, triple aspect, double glazed door to side, double glazed window to side, radiator to front, range of modern white gloss fitted wall and base units, built-in fridge freezer, built in dishwasher, Bosch double oven, electric hob with remote control extractor, island and breakfast bar.

Wc

Door to WC with low level dual flush WC, double glazed window to rear, wall mounted heater, spot lighting.

Landing

Stairs to first floor landing with double glazed window to side, radiator to front, spot lighting.

Master Bedroom

16' 10" x 14' 1" into bay narrowing to 11' 7" (5.13m x 4.29m into bay narrowing to 3.53m)

Double glazed bay window to front, radiator to front and rear, two further double glazed windows to front, skirting, new carpets.

Bedroom Two

13' 10" x 8' 10" (4.22m x 2.69m)

Two double glazed windows to side, radiator to side, skirting, new carpet.

Bedroom Three

11' 5" x 8' 9" (3.48m x 2.67m)

Double glazed windows to rear, frosted glass panel to rear, radiator to rear, skirting.

Bedroom Four

13' 7" x 7' 6" (4.14m x 2.29m)

Two double glazed windows to side, radiator to side, skirting, new carpet.

Bathroom

11' 1" x 8' max (3.38m x 2.44m max)

Panelled bath with separate shower cabinet, double glazed frosted windows to rear, tiled floor and walls, hand wash basin and vanity unit, low level dual flush WC, spot lighting, loft hatch, with potential to make into en suite.

Front Garden

Decorative front garden with off road parking and access to garage with power and lighting, WC

Rear Garden

Rear garden newly landscaped with plum slate chippings, decked sun terrace, fence around, decoative plant borders, access to garage with prospects to be made into an annex, and side access.



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welcome to Brighton Road

- Detached House on Seafront
- Four Double Bedrooms
- Lounge in Excess of 23'
- Stunning Contemporary Kitchen
- Garage and Driveway

Tenure: Freehold EPC Rating: D

offers in excess of

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCG103455 - 0015

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