



## Brighton Road, Lancing



Price  
£625,000  
Freehold

- Three Bedrooms Plus Office
- Directly Backing On To Widewater Lagoon
- Garage & Off Road Parking
- Moments From Lancing Beach
- Chain Free
- Semi-Detached House
- Well Presented Throughout
- South Facing Rear Garden
- Close Proximity To Shoreham & Transport Links
- EPC Rating - D & Council Tax Band - D

We are delighted to present to the market this wonderful home in the most idyllic position backing directly on to the popular Widewater Lagoon & nature reserve. Arranged as a three bedroom house with office space which could be used as an addition bedroom this property benefits from a large lounge diner with water views as its back drop, a good size kitchen with additional dining space, a shower room and separate w/c, ample parking, a garage and a great south facing rear garden to admire the seaside views. Located just a stones throw from Shoreham this property is close to local transport links such as the 700 Bus Route giving easy access to Brighton, shops and both Lancing and Shoreham beach. This property is offered for sale well presented and with no on going chain.

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
Sales | Lettings | Commercial





## Accommodation

### Front Door

Leading to:

### Hallway

doors leading to:

Office 8'3 x 11'8 (2.51m x 3.56m)

Bedroom 16' x 8'10 (4.88m x 2.69m)

Stairs To First Floor

Shower Room

W/C

Kitchen/Breakfast Room 6'4 x 11'8 (1.93m x 3.56m )

Bedroom 12'2 x 12' (3.71m x 3.66m)

Bedroom 12'10 x 8'10 (3.91m x 2.69m)

Lounge/Diner 28'5 x 10'10 (8.66m x 3.30m)

Outside

Garage 19'5 x 10'6 (5.92m x 3.20m)

### Rear Garden

South facing with beautiful views over Widewater lagoon, patio seating area, steps down to a further seating area laid to artificial grass, steps down to a further decking area

### Driveway

Dropped kerb, parking for multiple cars

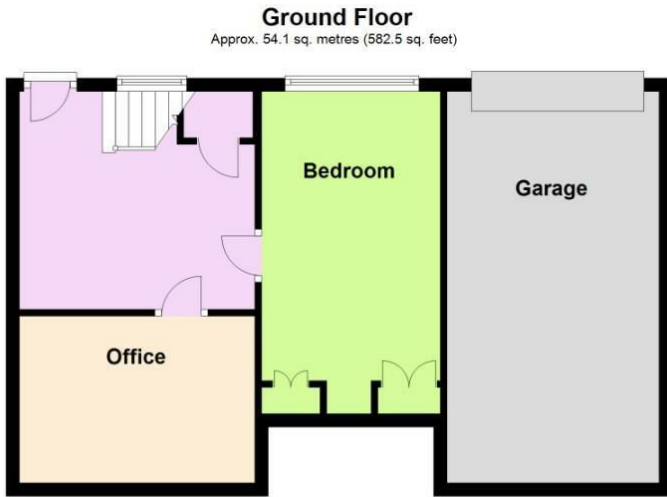


3-7 South Street, Lancing, West Sussex, BN15 8AE

T: 01903 331737 E: lancing@robertluff.co.uk

www.robertluff.co.uk

# Floorplan



Total area: approx. 138.8 sq. metres (1493.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

3-7 South Street, Lancing, West Sussex, BN15 8AE  
 T: 01903 331737 E: lancing@robertluff.co.uk  
 www.robertluff.co.uk