



Browning Road, BN15
Offers Over £600,000

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INTRODUCING

Browning Road, BN15

4 Bedroom | 2-3 Reception Rooms | 2 Bathrooms | 1485 sq ft |

Nestled in a quiet, sought-after cul-de-sac in North Lancing, this beautifully presented detached four-bedroom home offers the perfect blend of space, style, and practicality. Designed with modern family living in mind, the property is ready for immediate exchange and offers deceptively spacious interiors that must be seen to be fully appreciated.

Step inside and you'll find a bright and welcoming double-aspect living room, complete with a cosy snug area – an inviting space ideal for family relaxation or quiet evenings in. The generous proportions continue into the heart of the home: an impressive open-plan kitchen and breakfast room, finished to a high standard with integrated appliances, sleek contemporary units, and a striking central island with breakfast bar. This sociable space flows effortlessly into a large dining area, creating the ideal layout for both everyday living and entertaining guests.

The property features four well-proportioned double bedrooms, offering flexible accommodation for growing

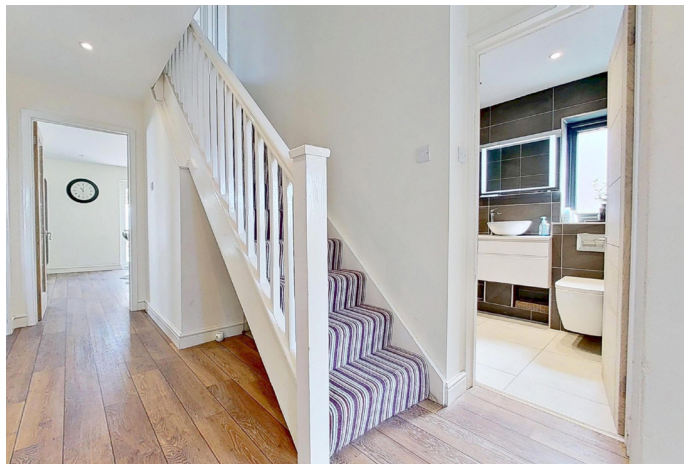
families, home working, or guest space. A luxurious ground floor shower room/WC adds everyday convenience, while upstairs, a modern family bathroom with high-quality fittings serves the additional bedrooms.

Throughout the home, you'll find an array of stylish and practical touches, including anthracite grey uPVC double glazing, gas central heating, and contemporary oak internal doors, all contributing to the property's polished, modern finish.

Outside, the secluded rear garden is a true retreat. Whether you're enjoying al fresco meals beneath the large covered pergola, hosting summer barbecues, or relaxing in a hot tub or on outdoor furniture, this space has been designed for year-round enjoyment.

At the front, the home offers ample off-road parking on a private driveway, as well as a detached garage – perfect for additional storage or secure vehicle parking.



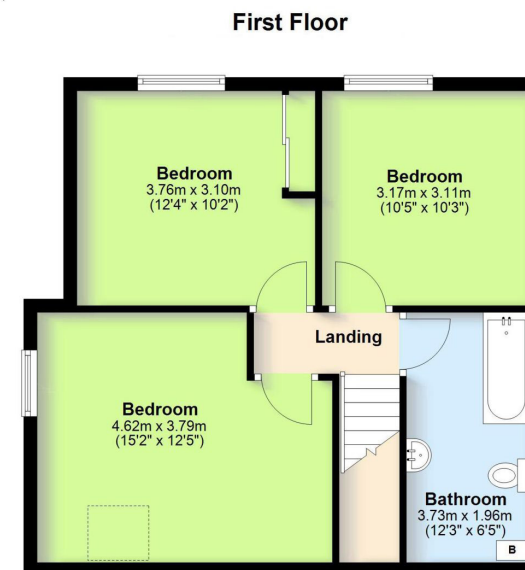


Positioned just a short stroll from the well-regarded North Lancing School, this property is ideally located for families seeking a peaceful residential setting with easy access to everyday amenities.

A home that truly ticks all the boxes – space, style, location, and move-in readiness. Early viewing is highly recommended to appreciate everything this exceptional property has to offer.

Location Overview:

Browning Road enjoys a peaceful location in the heart of North Lancing, a popular area known for its family-friendly atmosphere and excellent community feel. The nearby South Downs National Park offers a wealth of scenic walking and cycling routes, while Lancing Beach is just over a mile away – perfect for coastal leisure. Local shops, cafes, and amenities are within easy reach in Lancing village and nearby Sompting. For commuters, the home provides quick access to major road routes and Lancing railway station, which offers direct trains to Brighton, Worthing, and London.



Total area: approx. 138.0 sq. metres (1485.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.