

**157-159 South
Lancing**

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AUCTIONS
COMMERCIAL



About the property

**** Pre Auction Offers Welcome ****

This freehold property represents a rare opportunity to acquire a versatile investment in one of Lancing's most sought-after locations. The ground-floor commercial unit is currently let, providing immediate rental income, while the apartment above offers further potential through a future lease extension.

The property's fantastic seafront location ensures high visibility and strong demand from both commercial and residential tenants. Whether you're looking for a steady income stream, long-term capital growth, or both, this property offers a compelling opportunity to invest in a thriving coastal town.

Don't miss out on this exceptional opportunity to secure a valuable asset in a prime seafront location – perfect for savvy investors looking to capitalise on the potential of Lancing's growing market.

157-159 South Street Lancing

£170,000



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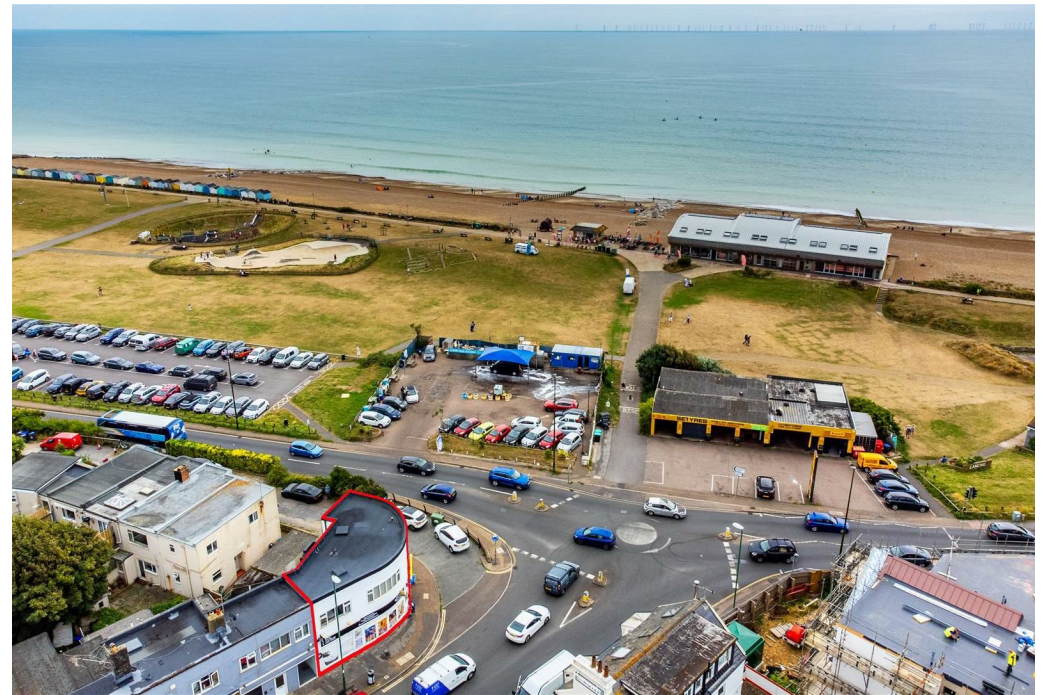
BEDROOM

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RECEPTION

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BATHROOM



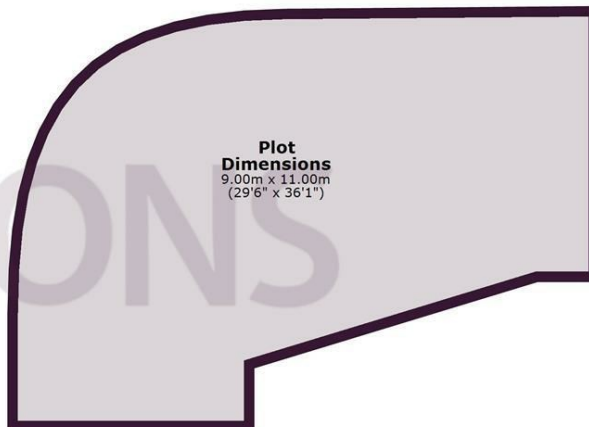
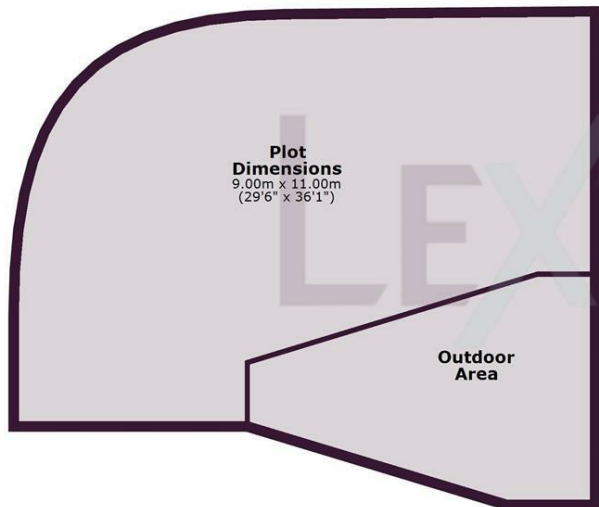
SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Ground Floor
Approx. 88.8 sq. metres (955.8 sq. feet)



First Floor
Approx. 68.3 sq. metres (735.0 sq. feet)



Total area: approx. 157.1 sq. metres (1690.8 sq. feet)

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	