



15 Admiral Court Brighton Road, Lancing, BN15 8SN

Asking Price £275,000

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We are pleased to present this charming retirement property located on the picturesque Lancing seafront. This well-maintained home features two spacious bedrooms, a large lounge/diner with an integrated kitchen area, and a bathroom with a separate WC. Step outside to enjoy a private, south-facing balcony offering stunning, uninterrupted sea views. Residents can take advantage of beautifully kept communal gardens with direct access to the beach. Additionally, the property benefits from a private covered car park with a designated parking space. Offered to the market with no onward chain, we highly recommend arranging a viewing to fully appreciate all this property has to offer.

- Chain Free
- South Facing Private Balcony
- Private Covered Parking
- Two Bedrooms
- Communal Gardens
- South Facing Lounge/Diner
- New Lease on Completion
- Viewing Highly Recommended





Entrance Hall

Carpeted throughout. Door providing access to storage cupboard.

Internal Hallway

Carpeted throughout. Door providing access to storage cupboard.

Lounge/Diner

5.3 x 2.9 (17'4" x 9'6")

Carpeted throughout. Wall mounted storage heater. Double glazed window. Double glazed sliding doors providing access to private balcony.

Kitchen

3.3 x 1.6 (10'9" x 5'2")

Tiled flooring throughout. Part tiled walls. Roll edge worktops. A range of matching wall and

base units. Integrated appliances including kitchen, Oven, four ring electric hob with fan above, dishwasher, washing machine and fridge freezer. Stainless steel inset sink with drainer. Double glazed window.

Bedroom 1

4.5 x 2.8 (14'9" x 9'2")

Carpeted throughout. Wall mounted storage heater. Built in double wardrobe. Double glazed window providing sea views.

Bedroom 2

2.9 x 2.1 (9'6" x 6'10")

Carpeted throughout. Wall mounted night storage heater. Built in single wardrobe. Double glazed window.

Bathroom

Tiled flooring throughout. Part tiled walls. Wall mounted heated towel rail. Low level Wc with matching wash hand basin with storage below. Walk in shower unit.

Outside:

Private Balcony

Sizeable private south facing balcony with uninterrupted sea views.

Private Parking

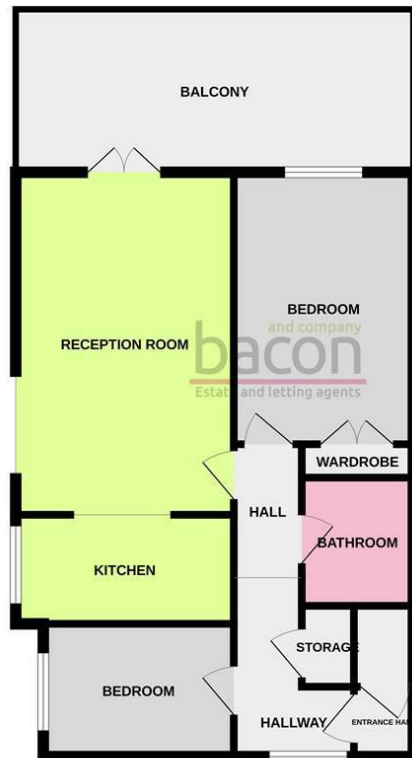
Driveway leading to a covered private parking space.

Communal Gardens

Beautifully presented south facing gardens with direct access onto the beach.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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