



PEAR
PROPERTIES

289 Brighton Road, Lancing
Lancing

Guide Price £550,000



289 Brighton Road

Lancing, Lancing

A stunning seaside property with 3 double bedrooms, modern facilities, herringbone flooring, landscaped garden, outdoor kitchen/BBQ, garage-style garden room, ample parking, and endless entertainment possibilities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Family Home With Large Driveway
- Three Double Bedrooms With En Suite To Master
- Modern Bathroom and Downstairs WC
- Modern Kitchen With Dining Area
- Extremely Spacious Living Room Opening To Garden
- Additional Storage Room/ Office Space
- Landscaped Rear Garden With Built In Outside Kitchen/BBQ Area
- Feature Herringbone Flooring Throughout Ground Floor
- Garage Style Garden Room
- Popular Location Adjacent To Seafront



WC

5' 3" x 2' 5" (1.61m x 0.73m)

Downstairs WC, with hand wash basin and heated towel rail.

Kitchen/Dining Room

23' 0" x 8' 1" (7.01m x 2.46m)

Modern fitted kitchen with a range of wall and base units, Herringbone flooring and space for a dining table.

Office/ Storage Room

4' 4" x 8' 0" (1.32m x 2.44m)

Storage room/ office space located off the living room.

Living Room

26' 11" x 14' 0" (8.21m x 4.27m)

Spacious bright living room, with Herringbone flooring and patio doors leading to rear garden

Bedroom

12' 4" x 10' 4" (3.75m x 3.16m)

Spacious double bedroom with en-suite bathroom

En-suite

6' 6" x 7' 7" (1.98m x 2.32m)

Partially tiled modern en-suite comprising walk in shower unit, hand wash basin and WC

Bedroom

9' 4" x 13' 6" (2.84m x 4.12m)

Spacious double bedroom with two built in wardrobes

Bedroom

10' 8" x 13' 3" (3.24m x 4.03m)

Third double bedroom with built in wardrobe

Bathroom

6' 6" x 8' 3" (1.97m x 2.51m)

Modern fitted bathroom comprising bath with over bath shower, WC, hand wash basin and heated towel rail

Garden Room

18' 8" x 9' 5" (5.68m x 2.86m)

Garden room equipped with power and light, currently being utilised as a bar



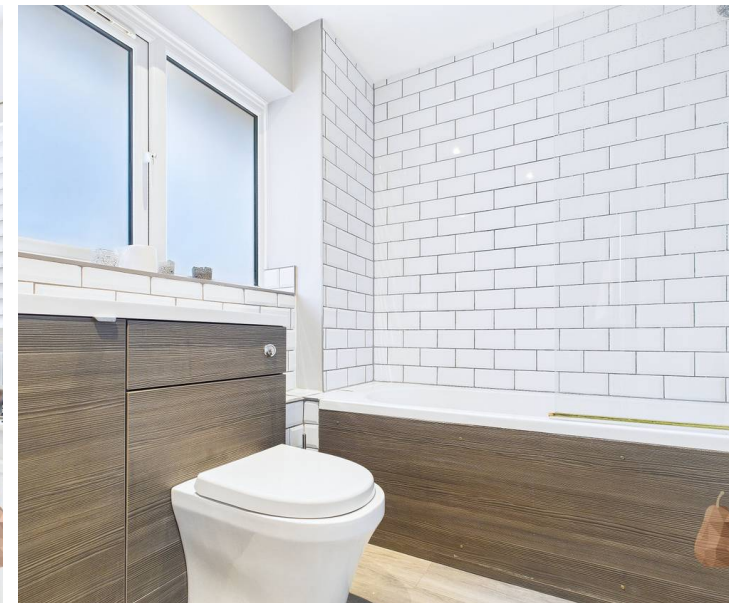
GARDEN

An attractive garden featuring a decked seating area, designated BBQ space, and a garden room equipped with power

DRIVEWAY

4 Parking Spaces

Large driveway for multiple vehicles



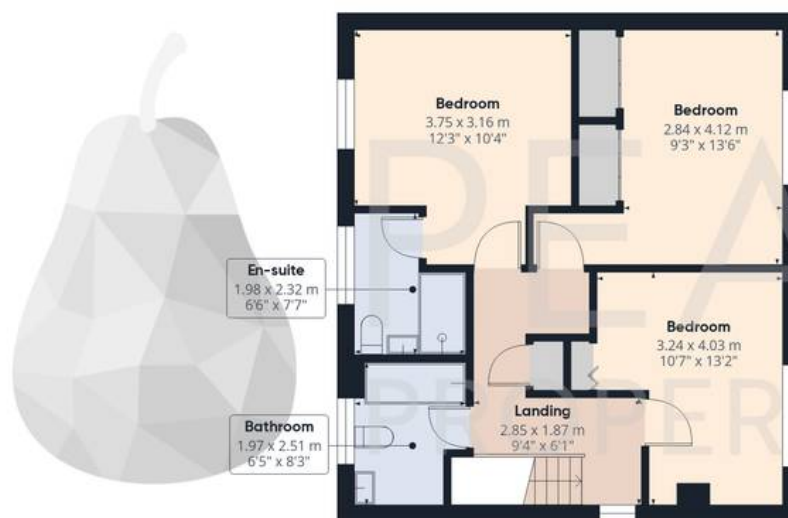


Ground Floor

Approximate total area⁽¹⁾

141.2 m²

1520 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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