



252 Brighton Road, Lancing
Lancing

Guide Price £895,000



252 Brighton Road

Lancing, Lancing

Exceptional waterside detached house with 5 bedrooms, 3 bathrooms, panoramic views, modern kitchen, south-facing deck, jetty, driveway, garage, and serene outdoor space. Vendor chain-free. Virtual tour available.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Family Home in Exceptional Waterside Position
- Five Generously Sized Bedrooms & Three Bathrooms
- Convenient Location Between Lancing & Shoreham Beach
- Spacious Living Room with Panoramic Widewater Views
- Driveway For Multiple Vehicles & Additional Integral Garage/Workshop
- Solar Panel System, Providing Free Heating & Clean Energy Cashback
- Modern Open Kitchen With Additional Laundry Room
- South Facing Decked Terrace Area With Jetty On To Widewater
- Vendor Suited with Complete Chain
- Please Take A Look At Our Virtual Tour & Walkthrough Video



Lounge

12' 11" x 18' 9" (3.94m x 5.72m)

Spacious living room, flowing into the dining room and patio doors leading onto the patio overlooking Widewater.

Kitchen

11' 10" x 10' 0" (3.60m x 3.04m)

Modern fitted kitchen with a range of wall and base units and integrated appliances

Dining Room

13' 1" x 9' 11" (3.98m x 3.02m)

Dining room flowing into living room and kitchen, with patio doors onto decking overlooking Widewater

Bathroom

5' 10" x 8' 10" (1.77m x 2.68m)

Partially tiled bathroom comprising walk in shower, hand wash basin and WC

Bedroom Five

8' 3" x 11' 11" (2.51m x 3.63m)

Single bedroom located on the first floor

Reception Hall

7' 11" x 16' 8" (2.41m x 5.08m)

Welcoming entrance, currently being utilised as an office space.

Utility Room

5' 7" x 7' 4" (1.71m x 2.23m)

Ground floor utility room with base and wall units, sink and currently housing the washing machine and dryer.

WC

4' 10" x 6' 5" (1.48m x 1.96m)

Bedroom One

13' 0" x 12' 0" (3.96m x 3.67m)

Double bedroom with built in wardrobes, doors leading to balcony overlooking Widewater. Access to private en-suite shower room

En-Suite

8' 6" x 5' 1" (2.60m x 1.55m)



GARDEN

DRIVEWAY

5 Parking Spaces

Large driveway to the front of the property

GARAGE

Single Garage

Integral garage





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

173.2 m²
1865 ft²

Balconies and terraces

59.7 m²
643 ft²

Reduced headroom

3.6 m²
39 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk