



98 Upper Brighton Road, Lancing, BN15 0LA
£750 Per Calendar Month

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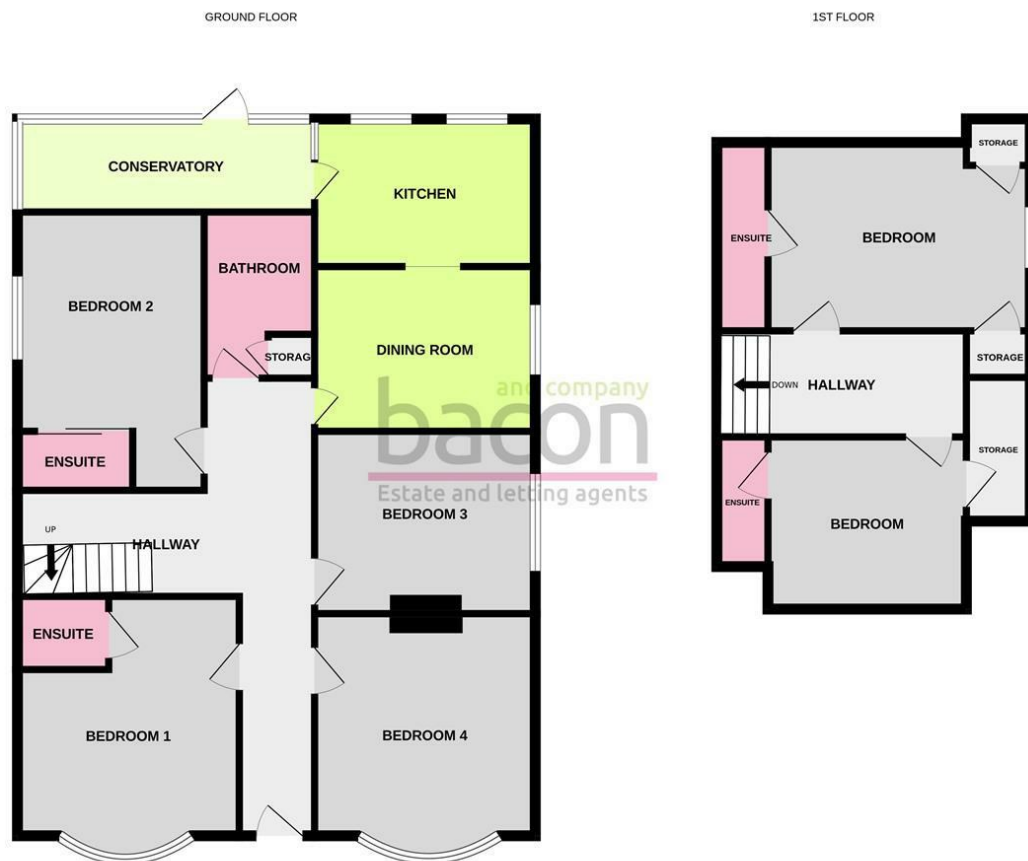
We are delighted to present Room 3 in this beautifully refurbished 6-bedroom HMO, available for immediate occupancy. Finished to a high standard throughout, the property offers stylish and comfortable living in a convenient location. The property has been fully refurbished last year with modern décor. It benefits from a spacious communal kitchen equipped with appliances including a fridge, oven, hob, washing machine, and tumble dryer. There is also a separate dining room and a bright conservatory, ideal for shared living. Room 3 has access to a shared bathroom with Room 4, which is a wet room with built-in storage. Situated just off the A27, the property offers excellent access to both Worthing and Brighton. Lancing train station is just 1.3 miles away, with a range of local amenities nearby. Council Tax Band: D. EPC Rating: E. Contact us today to arrange a viewing.

- Professional house share
- Available now
- Spacious double bedroom
- Plenty Of On Street Parking
- Large communal kitchen with appliances included
- Fully Furnished
- Shared wet room bathroom with built-in storage
- Excellent location near A27 and 1.3 miles to Lancing station



Room 3

Double bedroom with shared bathroom – £795
pcm ALL BILLS INCLUDED.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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		
(55-68) D		
(39-54) E	51	
(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



baconandco.co.uk

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