



PEAR
PROPERTIES



Bramber House, Middle Road, Lancing

Offers Over £125,000



Bramber House, Middle Road

Lancing

Stylish first floor studio in quiet Lancing location. Features spacious living, hand-built kitchen, modern bathroom, private garden section, and low outgoings. Close to shops and transport. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- First Floor Studio Apartment
- Hand Built Kitchen
- Modern White Bathroom
- Spacious Studio Room
- Low Outgoings
- Private Section of Garden
- Quite Position, Close To Lancing Centre
- Please Take A Look At Our Virtual Tour



Studio Room

16' 10" x 13' 1" (5.14m x 4.00m)

A spacious studio room with a large south facing window overlooking the garden.

Kitchen

7' 8" x 5' 1" (2.33m x 1.54m)

A handmade wood kitchen with a cupboard housing the boiler, splash splashback tiling, two windows.

Bathroom

5' 7" x 5' 1" (1.69m x 1.56m)

Bath with shower attachment and screen above, low level wc, wash basin and obscured window.

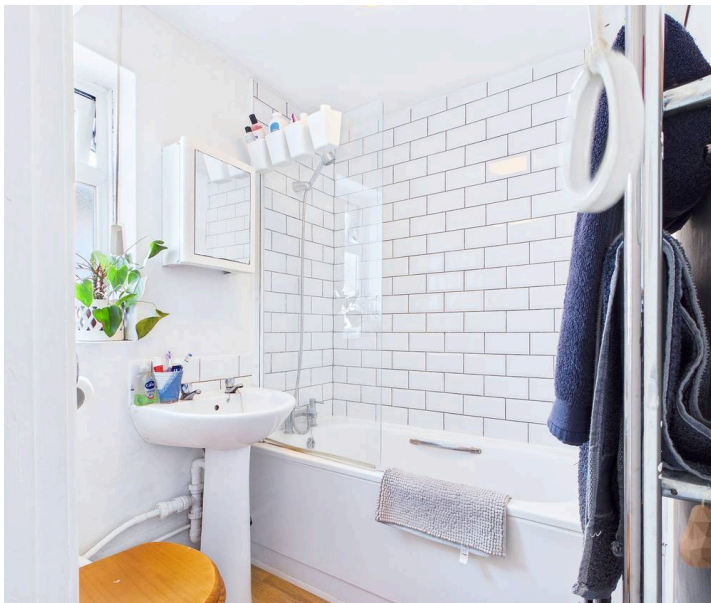
Utility Area

5' 1" x 2' 9" (1.56m x 0.85m)

Storage are with space and plumbing for a washing machine.

Garden

A private section of rear garden with a patio seating area, enjoying a southerly aspect.



Laundry Room

0.85 x 1.56 m
2'9" x 5'1"

Bathroom

1.69 x 1.56 m
5'6" x 5'1"

Kitchen

2.33 x 1.54 m
7'7" x 5'0"

Bedroom

5.14 x 4.00 m
16'10" x 13'1"

Approximate total area⁽¹⁾

27.9 m²
300 ft²

(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.

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Pear Properties

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