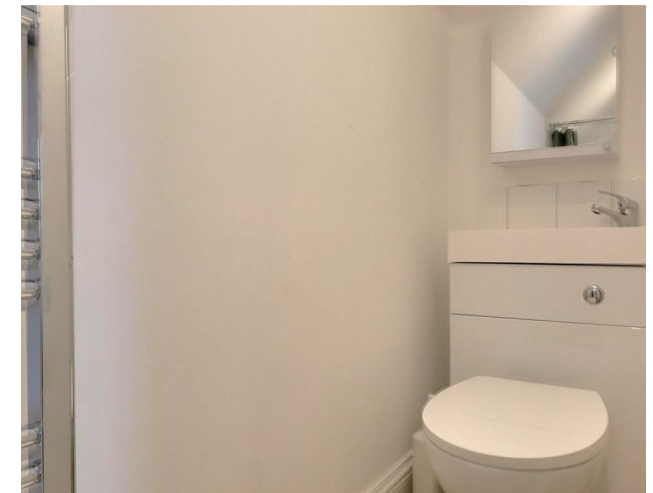




98 Upper Brighton Road, Lancing, BN15 0LA  
£825 Per Calendar Month

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We are delighted to present this en-suite room available in a refurbished 6-bedroom HMO. Finished to a high standard throughout, the property offers stylish and comfortable living in a convenient location. The property has been fully refurbished and finished with modern décor. It features a spacious kitchen equipped with all essential appliances including a fridge, oven, hob, washing machine, and tumble dryer. There's also a separate dining room and a bright conservatory, perfect for communal living. This room has an en-suite with two cupboards. Situated just off the A27, the property offers easy access to both Worthing and Brighton. Lancing train station is just 1.3 miles away, and a variety of local amenities are close by. Council Tax Band: D. EPC Rating: E. Contact us today to arrange a viewing.

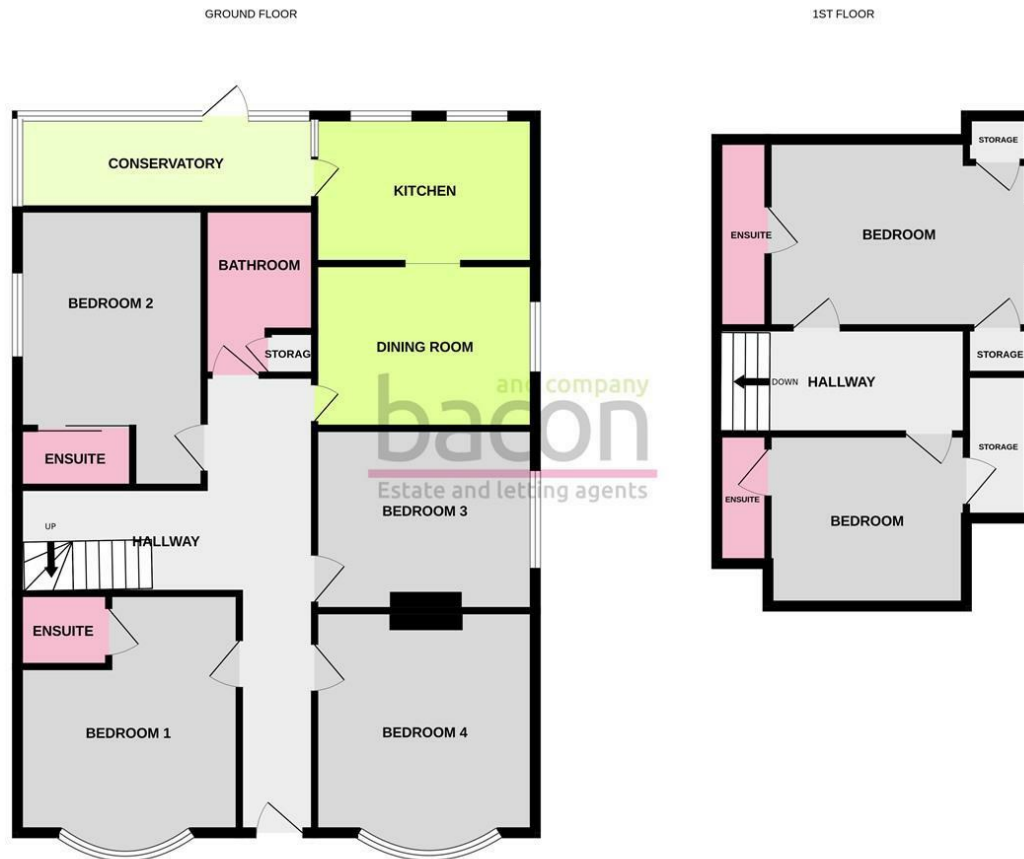
- All Bills Included
- Four Rooms With Ensuites
- Fully Equipped Kitchen
- Plenty Of On Street Parking
- Available mid August
- Fully Furnished





**Room 5**  
Double bedroom with en-suite





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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



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