

JOHN DALE

Estate Agency



POWERED BY
KELLERWILLIAMS



Brighton Road, Lancing, BN15 8JA

SPACIOUS GROUND FLOOR CONVERTED FLAT - BEAUTIFULLY PRESENTED THROUGHOUT

GENEROUS SOUTH-FACING BAY-FRONTED LOUNGE/DINING ROOM

SPACIOUS DOUBLE BEDROOM OVERLOOKING THE REAR GARDEN

STUNNING SEPARATE KITCHEN/BREAKFAST ROOM

PRIVATE REAR GARDEN - OFF-ROAD PARKING FOR TWO VEHICLES

EPC RATING: D (pot C)

Offers in the Region of £260,000

Wake up to the sound of the sea in this beautifully presented ground floor converted flat, perfectly positioned opposite Lancing Beach and Green.

Full of charm and character, this spacious home offers a generous south-facing bay-fronted lounge/dining room that is flooded with natural light, creating the perfect space to relax or entertain in front of the fire. To the rear, you'll find a well-proportioned double bedroom overlooking the private garden, providing a peaceful retreat.

The stunning separate kitchen/breakfast room has been thoughtfully designed, complemented by a useful utility room and a stylish modern bathroom, making this home as practical as it is attractive.



Outside, the private rear garden offers an ideal spot for enjoying the sunshine or entertaining family and friends, while the front of the property benefits from off-road parking for two vehicles—a rare feature for such a sought-after seafront location.

Whether you're looking for your first home, a seaside retreat or an investment opportunity, this exceptional property combines period character with modern living in one of Lancing's most desirable positions, just moments from the beach, local amenities and excellent transport links.

Lease Remaining: 90 Years
Maintenance: £840 Per Annum
Ground Rent: £200 Per Annum
Council Tax Band: Band A



Floor Plan

Approx. 60.3 sq. metres (649.1 sq. feet)



Total area: approx. 60.3 sq. metres (649.1 sq. feet)

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