



PEAR
PROPERTIES



Lakeside Brighton Road

Lancing

Offers Over £575,000



Lakeside Brighton Road

Lancing

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Set Over 3 Floors – 3 Beds, Bathroom, Separate WC
- Open Plan Living
- Modern Kitchen With Integrated Appliances
- Feature Decked Garden With Access To Wide Water Lagoon
- Private Balcony With Sea Views From Master Bedroom
- 2 Allocated Off-Road Parking Spaces
- Convenient Location Between Lancing & Shoreham Beach
- Spacious Living Room with Panoramic Widewater Views
- Vendor Suited
- Please Take a Look At Our Virtual Tour



Entrance Hall

6' 8" x 3' 10" (2.03m x 1.17m)

Welcoming entrance hall, door leading to large storage cupboard, stairs leading up to first floor.

Storage Room

8' 0" x 3' 1" (2.45m x 0.94m)

A sizeable storage room accessed via the parking area, useful for storage of bike and other items.

Open Plan Kitchen/Living/Dining Room

34' 8" x 16' 6" (10.57m x 5.03m)

A fantastic open plan kitchen, dining, through to living room with doors opening to decked jetty giving direct access to the Widewater Lagoon. The kitchen comprises a range of modern high gloss units and drawers with five burner gas hob, extractor over, double eye level oven and further integrated appliances. The dining and living area benefit from being a fantastic size and offering beautiful views.

WC/Utility

6' 0" x 5' 5" (1.82m x 1.64m)

Combined WC with wash hand basin, space and plumbing for washing machine, storage cupboards.

Bedroom One

12' 8" x 16' 3" (3.87m x 4.96m)

A fantastic size master bedroom with uninterrupted sea views through sliding doors which lead to a balcony.

Bedroom Two

10' 9" x 10' 1" (3.28m x 3.08m)

A further double bedroom with pleasant Downland views.

Bedroom Three

9' 0" x 6' 1" (2.74m x 1.86m)

Single bedroom with Downland views.

Bathroom

6' 4" x 10' 1" (1.93m x 3.08m)

Tiled four piece bathroom suite comprising walk in shower cubicle, separate bath, WC, pedestal wash hand basin and tall chrome heated towel rail.



GARDEN

A tiered decked garden, facing south and overlooking widewater lagoon and the sea.

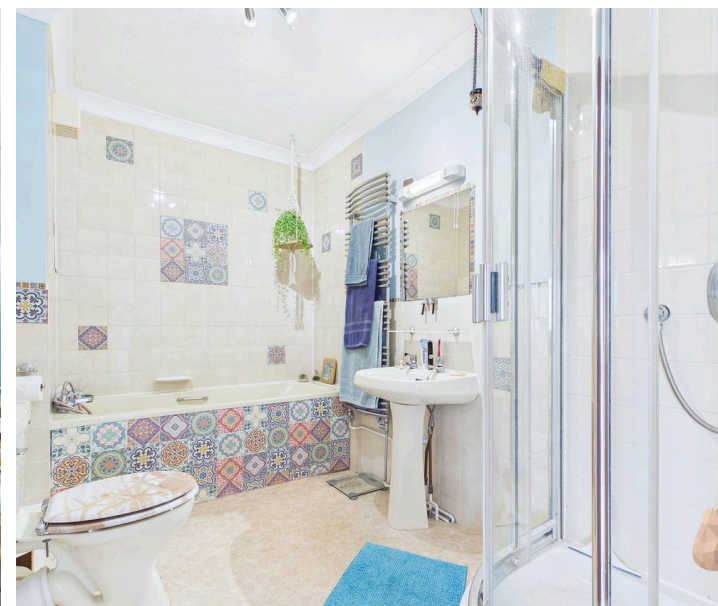
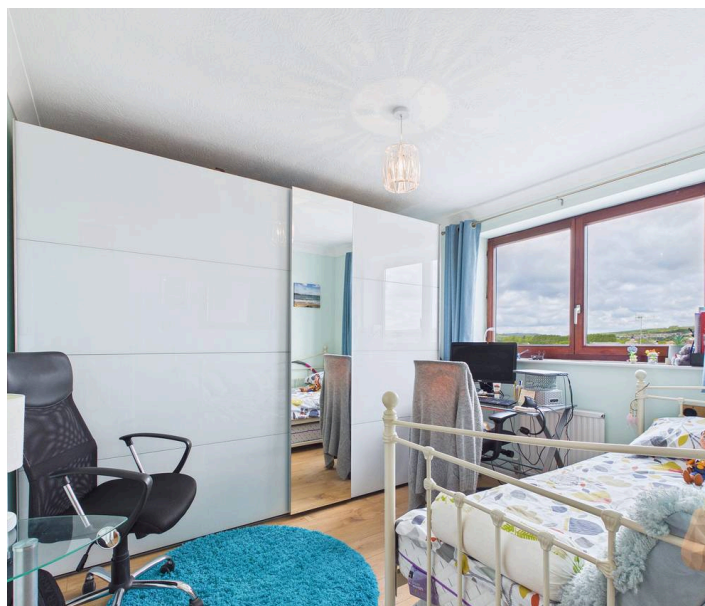
BALCONY

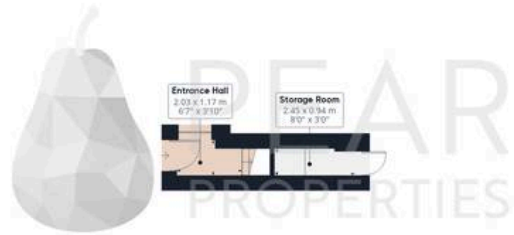
South facing, accessed from the master bedroom and looking over the lagoon to the sea.

ALLOCATED PARKING

2 Parking Spaces

2 private parking spaces.

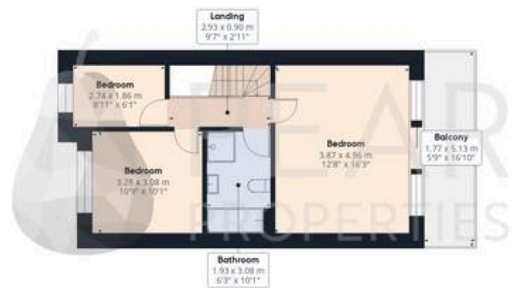




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

98 m²

1055 ft²

Balconies and terraces

67.7 m²

729 ft²

Reduced headroom

0.7 m²

8 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