



Chester Avenue, Lancing, West Sussex, BN15 8PU

Offers in the Region of **£260,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Share of Freehold

- Two Double Bedrooms
- First Floor Apartment
- Sea Views
- Bay Fronted Lounge
- Period Features
- Share Of Freehold
- Private Front Door
- Close To Beach And Shops
- Feature Fireplace
- Viewing Recommended

Occupying an enviable position on the highly sought-after Chester Avenue, just moments from Lancing's award-winning seafront, this beautifully presented first-floor apartment offers approximately 683 sq ft (63.5 sq m) of bright and spacious accommodation. The property features two generous bedrooms, a spacious living room with feature fireplace and sea views, a modern kitchen/breakfast room and a contemporary shower room. Enjoying an abundance of natural light throughout, this charming home is ideally suited to first-time buyers, downsizers, investors or those seeking a coastal retreat.





Summary

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Internal

A private entrance to the rear leads to a welcoming hallway providing access to all principal rooms. The impressive living room is a fantastic space for relaxing or entertaining, featuring high ceilings, a character fireplace and large windows that flood the room with natural light and offers sea views.

The modern kitchen/breakfast room is fitted with a comprehensive range of wall and base units, generous worktop space and room for a dining table, making it ideal for both everyday living and entertaining.

There are two well-proportioned bedrooms, with the spacious principal bedroom offering ample room for freestanding furniture. The second bedroom is equally versatile and would make an generous nursery, guest bedroom or home office.

Completing the accommodation is a stylish shower room fitted with a contemporary white suite comprising a walk-in shower, wash hand basin and WC. The apartment is presented in excellent decorative order throughout, allowing a purchaser to move straight in and enjoy.

External

The property forms part of an attractive period-style building with charming Tudor-inspired elevations, occupying a prominent position on one of Lancing's most desirable coastal roads. The apartment enjoys delightful sea views and is just a few moments' walk from the beach and promenade, offering the perfect setting for those who enjoy coastal living. Unrestricted on-road parking is available nearby, while local shops, cafés, restaurants and everyday amenities are all within easy reach.

Situated

Chester Avenue is one of Lancing's most sought-after residential roads, positioned directly off the seafront and within comfortable walking distance of Lancing village centre. The village offers an excellent selection of independent shops, supermarkets, cafés, restaurants and leisure facilities, together with a mainline railway station providing direct services to Brighton.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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