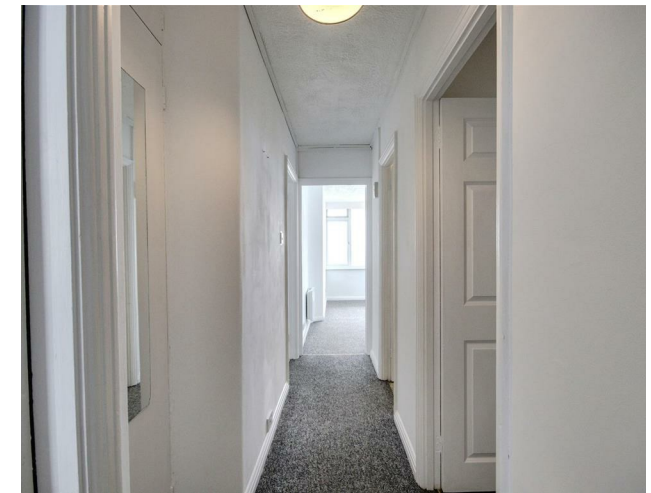




23 East Lodge Brighton Road, Lancing, BN15 8BQ  
£1,300 Per Month



AVAILABLE NOW. WATER RATES INCLUDED. A well-presented second floor flat situated within the popular East Lodge on Brighton Road, Lancing. Ideally located close to local shops, transport links and the seafront, the property enjoys direct sea views. The accommodation comprises a fitted kitchen with space for appliances, a generous living/dining room, a double bedroom benefiting from sea views, a further single bedroom ideal as a home office, and a bathroom with electric shower over the bath. Additional benefits include a garage located in a separate compound, separate storage unit and well-maintained communal areas. East Lodge is conveniently positioned within easy reach of Lancing village centre, mainline railway station and the A27, making it ideal for commuters. EPC Rating: E. Council Tax Band: B. Early viewing is highly recommended.

- Sea Views to Lancing Seafront
- Two Bedrooms
- Purpose Built
- Garage
- South Facing Sun Terrace
- Close To Village Centre & Mainline Station
- Available Now
- Water rates included







SECOND FLOOR



EAST LODGE, BRIGHTON ROAD, BN15

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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>44</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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