

Hyman  
Estate & Letting



Hill  
Agent



Flat 1, Seaview House, 178 South Street, Lancing, West Sussex, BN15 8AU

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## Offers in Excess of £120,000 – Share of Freehold

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Hyman Hill are delighted to offer for sale this spacious ground floor studio apartment, ideally situated in a sought-after level location just moments from Lancing Beach and within easy walking distance of Lancing Village Centre, the mainline railway station and an excellent range of local amenities.

Forming one of just four apartments within the development and offered for sale with no ongoing chain, this property presents an excellent opportunity for first-time buyers, buy-to-let investors or those looking to downsize whilst remaining close to everything Lancing has to offer.

The spacious accommodation is centred around an spacious 22'4 open-plan studio room incorporating a contemporary fitted kitchen with a comprehensive range of units and breakfast bar. The living space also benefits from a recessed wardrobe and useful built in storage cupboard, creating a practical and versatile layout. A rear lobby leads to a modern bathroom incorporating a utility area with space and plumbing for a washing machine, together with a wall-mounted combination boiler providing gas central heating and hot water. Further benefits include double glazing throughout.

We understand that the leaseholders are currently in the process of acquiring the freehold interest, with the successful purchaser expected to receive a share of the freehold upon completion, providing an attractive long-term benefit.

Combining generous accommodation, an enviable coastal location and the advantage of no onward chain, this is a superb property that is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.

Lancing Village Centre offers a wide range of shopping facilities, including Asda and Co-op superstores, together with a library, doctors' surgeries, dental practices and a variety of independent retailers and everyday amenities, all conveniently located within easy reach.

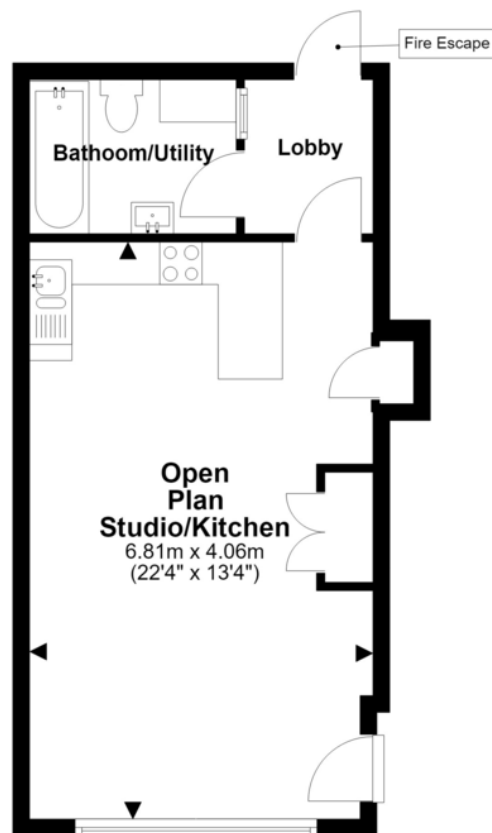
To the north of the village lie the spectacular South Downs National Park, where the prestigious hillside locations enjoy breathtaking panoramic views across the surrounding countryside and coastline.

The area also benefits from an excellent selection of sporting and leisure facilities. Lancing Beach is home to the popular Perch restaurant, overlooking Beach Green, where visitors can enjoy a variety of water sports together with some of the finest uninterrupted coastal views along the South Coast.

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Ground floor studio apartment</li><li>• 22'4 open plan studio/kitchen</li><li>• Modern fitted kitchen &amp; bathroom</li><li>• Double glazing &amp; gas central heating</li></ul> | <ul style="list-style-type: none"><li>• Easy reach of Lancing Village &amp; railway station<ul style="list-style-type: none"><li>• Share of freehold on completion</li><li>• No on-going chain</li></ul></li><li>• Stone's throw from Lancing Beach</li></ul> |
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## Ground Floor



Total area: approx. 35.6 sq. metres (383.3 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Useful Information

**Council Tax:** Band A - £1,709.06 per annum (2026/2027)

**Tenure:** Share of Freehold

**Local Authority:** Adur District Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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