



Brighton Road, Lancing, BN15 8JB  
**£1,250 Per Month**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Brighton Road, Lancing, BN15 8JB

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A superbly presented one-bedroom semi-detached house situated in this highly sought-after seafront location, just moments from Lancing Beach. The property has been finished to a high standard throughout and benefits from off-road parking, excellent storage space, a wraparound rear and side garden, and a private south-facing balcony.





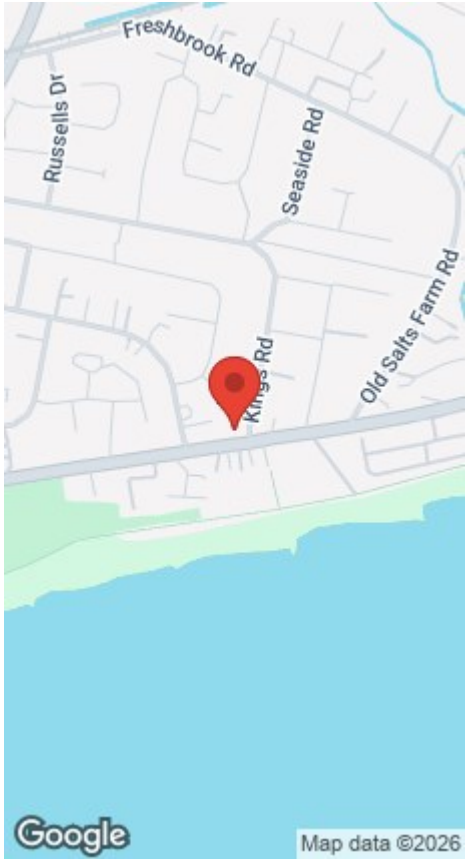
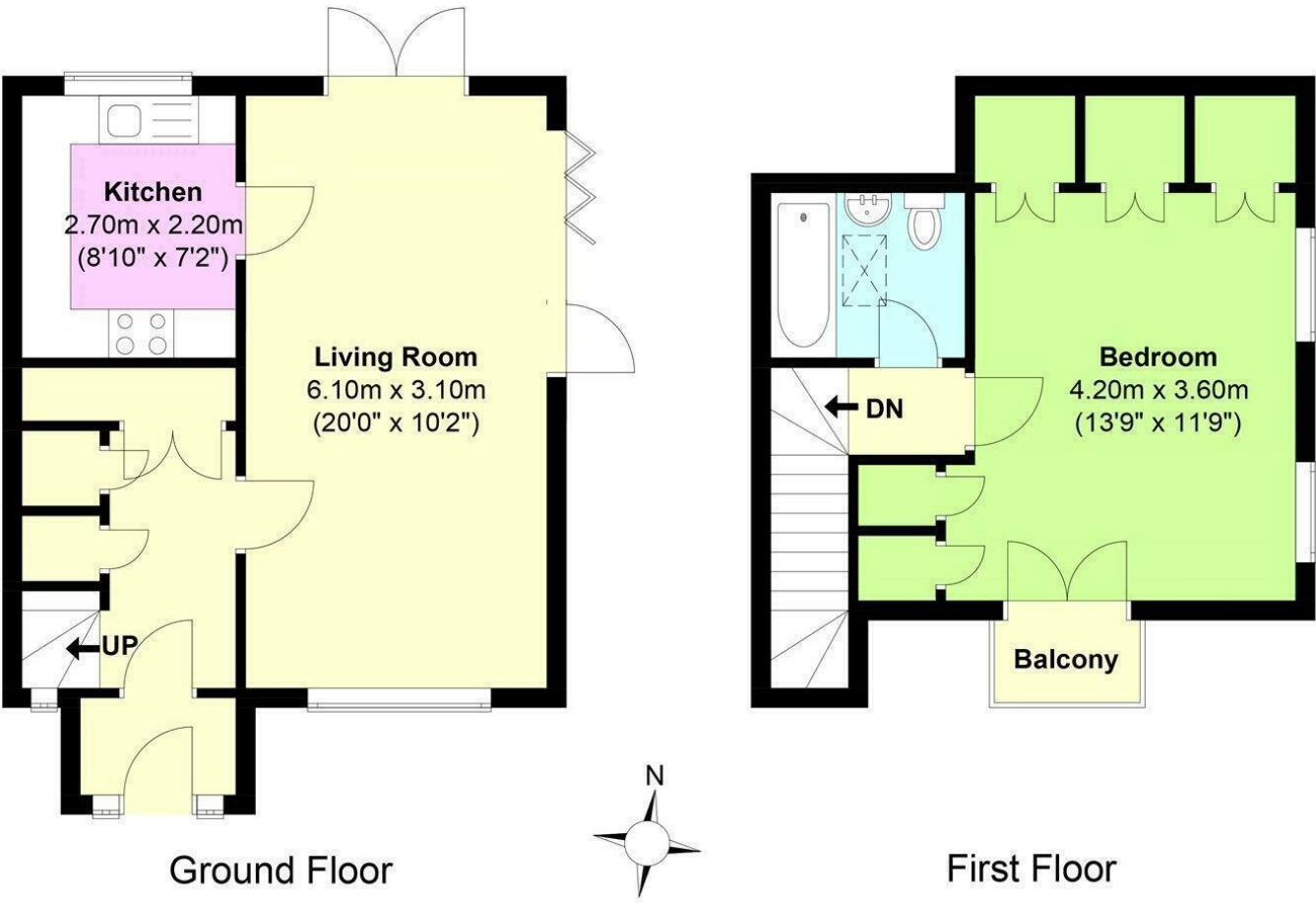
## Further Information

DUE TO OVERWHELMING DEMAND WE ARE  
UNABLE TO ACCEPT ANY MORE VIEWINGS AT  
THE PRESENT TIME



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Approximate Gross Internal Area = 61.4 sq m / 660.90 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.  
Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 78      | 83        |
| EU Directive 2002/91/EC                     |         |           |