



**Brighton Road, Lancing, BN15 8LW**

Offers Over **£450,000**



**Property Type:** Semi Detached House

**Bedrooms:** 4

**Bathrooms:** 3

**Receptions:** 2

**Tenure:** Freehold

- Four Bedroom Family Home
- Over Three Floors
- Seafront Location With Sea Views
- Private Southerly Aspect Garden
- Garage And Off Road Parking
- Opportunity To Extend To Side
- Development Potential
- Chain Free
- Close To Immediate Shops And Shoreham Town
- Viewing Recommended



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The ground floor offers an inviting entrance, leading to generously proportioned living spaces designed for both comfort and entertaining. This level also benefits from a convenient ground floor bathroom, adding to the practicality of the home. The layout seamlessly integrates the interior with the stunning beachfront setting, providing an ideal environment for relaxation. A well-appointed kitchen forms the heart of this home, perfect for culinary pursuits and informal dining, with access to a useful utility/lean-to area.

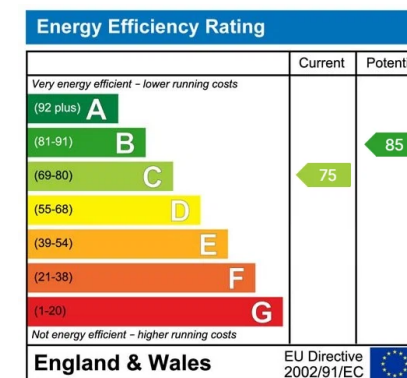
Ascending to the upper floors, you will find four good sized bedrooms, each offering a tranquil retreat. With two further modern bathrooms, the property ensures ample convenience and luxury for all occupants. The thoughtful design maximises natural light and capitalises on the property's prime location.

The property also holds potential for future development, with expired planning permission previously granted for a side home/extension. This opportunity may be re-obtained, subject to the necessary consents, allowing for further customisation and expansion.

Step outside to the southerly aspect garden, a private oasis where you can enjoy the sunshine and direct access to the beachfront. This beautifully maintained outdoor space provides the perfect backdrop for al fresco dining or simply unwinding by the sea.

Parking is well provided for with a single garage and an additional driveway, offering secure and ample space for vehicles. Located in the BN15 8LW postcode, this home offers access to local amenities and community features, blending convenience with an idyllic coastal lifestyle.





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that our floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.