



PEAR  
PROPERTIES



Brighton Road, Lancing

Guide Price £200,000



## Brighton Road

Lancing

Modern first-floor one bedroom apartment with open plan kitchen-living area, double bedroom, and stylish bathroom. Chain free. Close to amenities and seafront.

Council Tax band: A

Tenure: Leasehold

- One Bedroom Apartment
- Located On The First Floor
- Open Plan Kitchen / Living Room
- Modern Fitted Bathroom
- Double Bedroom
- Chain Free
- Located Close To Local Amenities & Seafront
- Please Take A Look At Our Virtual Tour



### Open Plan Kitchen / Living Room

14' 6" x 12' 3" (4.43m x 3.73m)

Dual aspect open plan kitchen / living room, with the kitchen comprising a range of base units, integrated oven / hob and space for other appliances.

### Bedroom

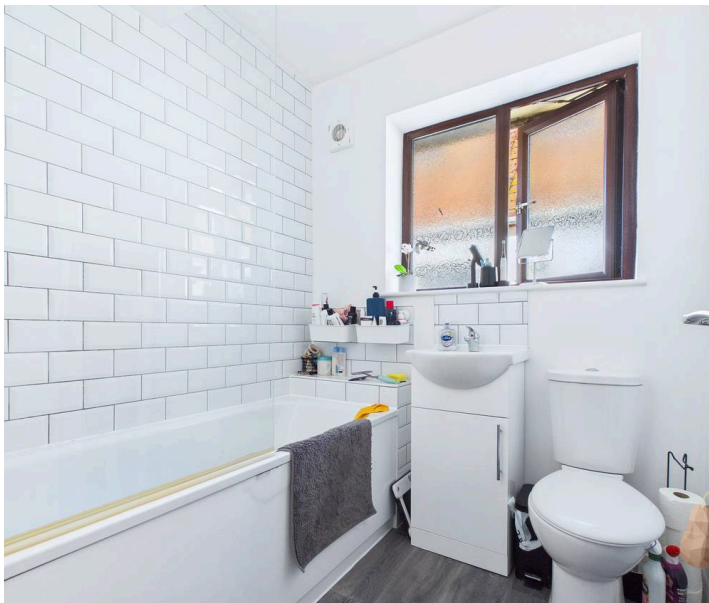
9' 7" x 9' 1" (2.93m x 2.77m)

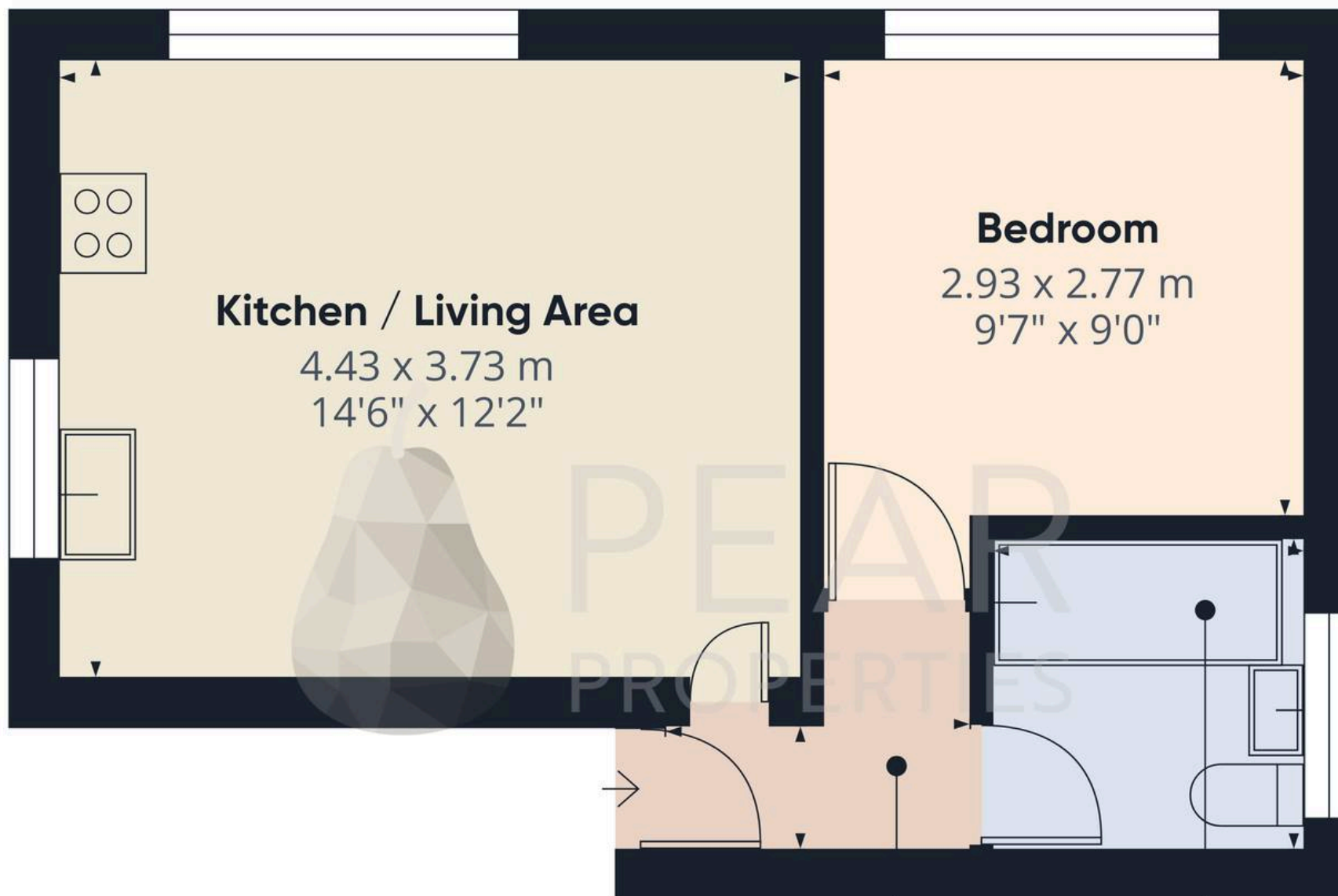
Well presented double bedroom

### Bathroom

6' 2" x 6' 2" (1.89m x 1.88m)

Partially tiled modern fitted bathroom comprising bath / with over bath shower, WC and hand wash basin





**Kitchen / Living Area**

4.43 x 3.73 m  
14'6" x 12'2"

**Bedroom**

2.93 x 2.77 m  
9'7" x 9'0"

**Hallway**

1.84 x 0.87 m  
6'0" x 2'10"

**Bathroom**

1.89 x 1.88 m  
6'2" x 6'2"

Approximate total area<sup>(1)</sup>

31 m<sup>2</sup>  
335 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





# Pear Properties

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