



46 Hamilton Road, Lancing, BN15 9NR
£895 Per Calendar Month

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Spacious Double En-Suite Room in Five-Bed HMO. Couples Welcome.

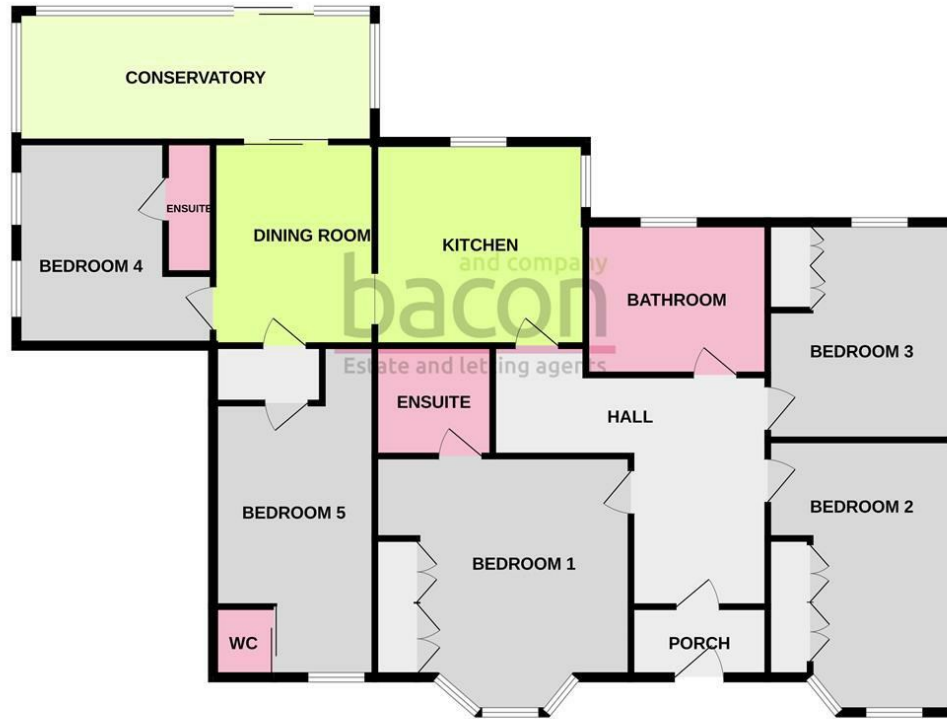
We're delighted to offer this well-presented double en-suite room within a five-bedroom HMO, ideally located in Lancing – close to the seafront, excellent transport links, and a range of local amenities. The room is generously sized and furnished with a bed, mattress, and storage units. It also benefits from a private en-suite shower and a basin / WC. The property features modern communal spaces, including a fully equipped kitchen, a comfortable living area, and a separate dining room with access to attractive, well-maintained gardens. Additional features: Gas central heating; Double-glazed windows and unallocated parking available at the front of the property. Council Tax Band: D. EPC Rating: D. Available early June – early viewing recommended.

- Fully furnished room with bed, wardrobe and chest of drawers
- Modern, well-maintained property
- Off street parking available
- Excellent public transport links
- Close to local shops, supermarkets, and amenities
- Communal rear garden
- Double room with en suite





GROUND FLOOR



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) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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