



PEAR  
PROPERTIES



Diamond Waters, Brighton Road  
Lancing

In Excess of £160,000



## Diamond Waters, Brighton Road, Lancing

Modern one-bedroom second floor flat with lagoon and sea views, en suite, open plan living, lift access, unallocated parking, communal laundry, long lease, chain free. Waterside setting.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Development For Single Occupancy Living
- Picturesque Views Across Widewater Lagoon To The Sea
- Double Bedroom With En Suite Shower Room
- Over 160 Years On Lease
- Unallocated Residents Parking & Communal Laundry Room
- Chain Free
- Communal Deck With Jetty To Lagoon
- Second Floor With Lift Access
- Lounge With Open Plan Kitchen
- Please Take a Look At Our Interactive Virtual Tour



### Living Room

13' 11" x 7' 8" (4.23m x 2.33m)

A bright living space with a south window offering picturesque views across Widewater Lagoon to the sea.

### Kitchen

4' 7" x 5' 10" (1.40m x 1.79m)

Fitted with an electric oven and hob, space for a fridge freezer.

### Bedroom

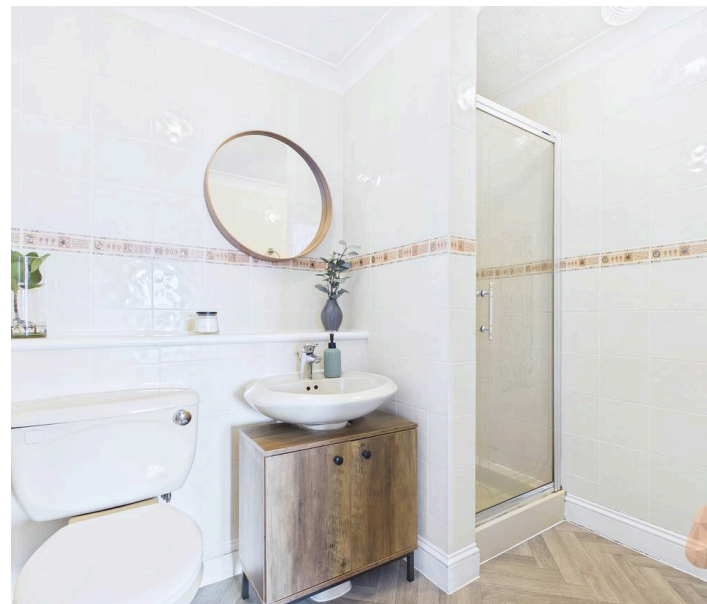
13' 9" x 7' 6" (4.19m x 2.28m)

A spacious double bedroom with space for a desk and other furniture. South facing window offering picturesque views across Widewater Lagoon to the sea.

### En Suite Shower room.

5' 2" x 7' 4" (1.57m x 2.23m)

A spacious en suite shower room with a step in shower, basin with storage below and low level WC.



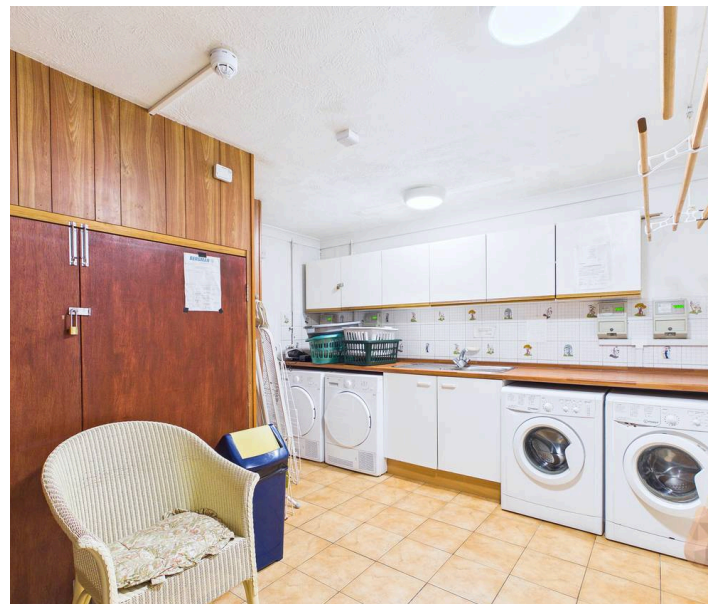
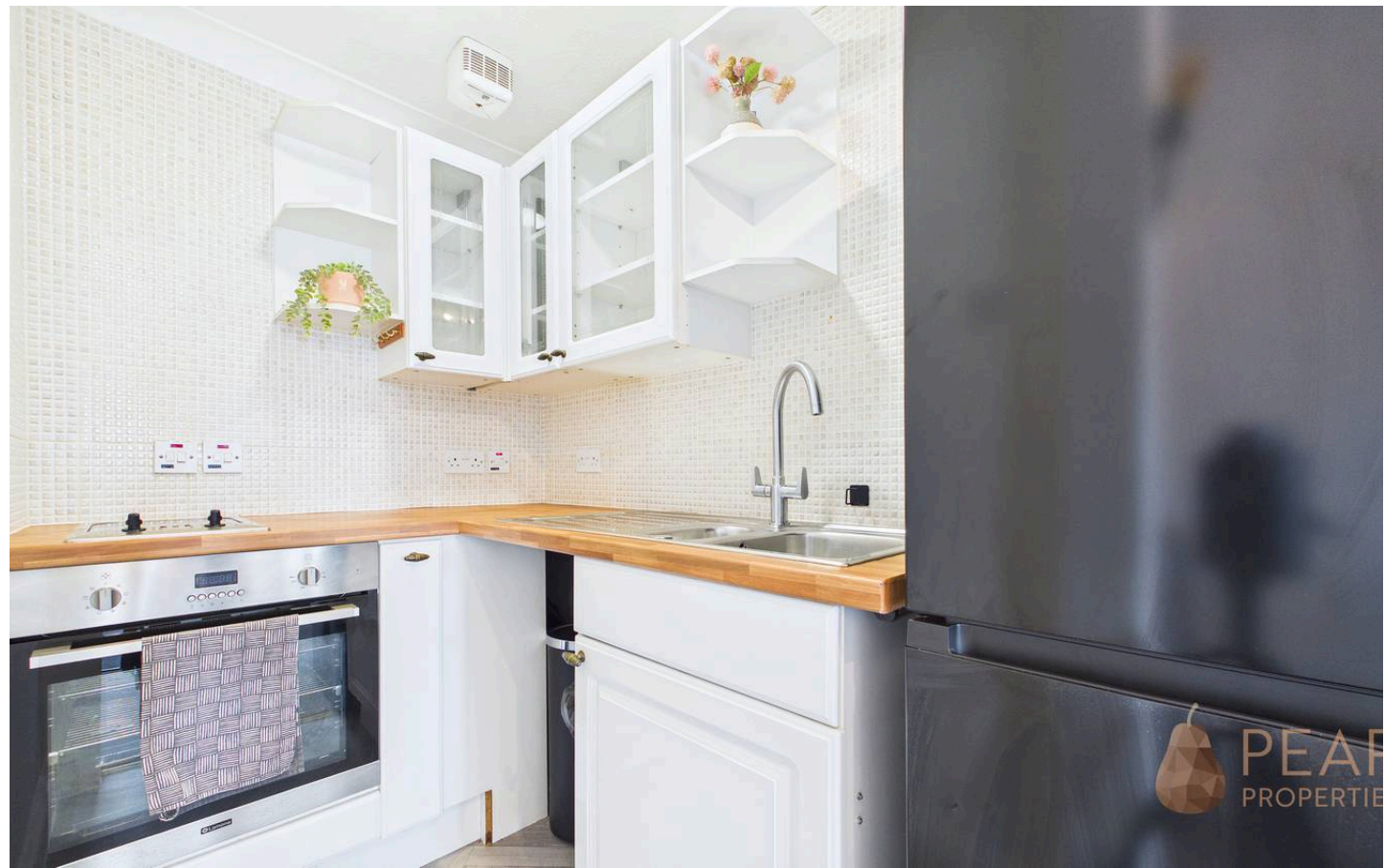
## COMMUNAL GARDEN

A communal deck with direct access to the lagoon.

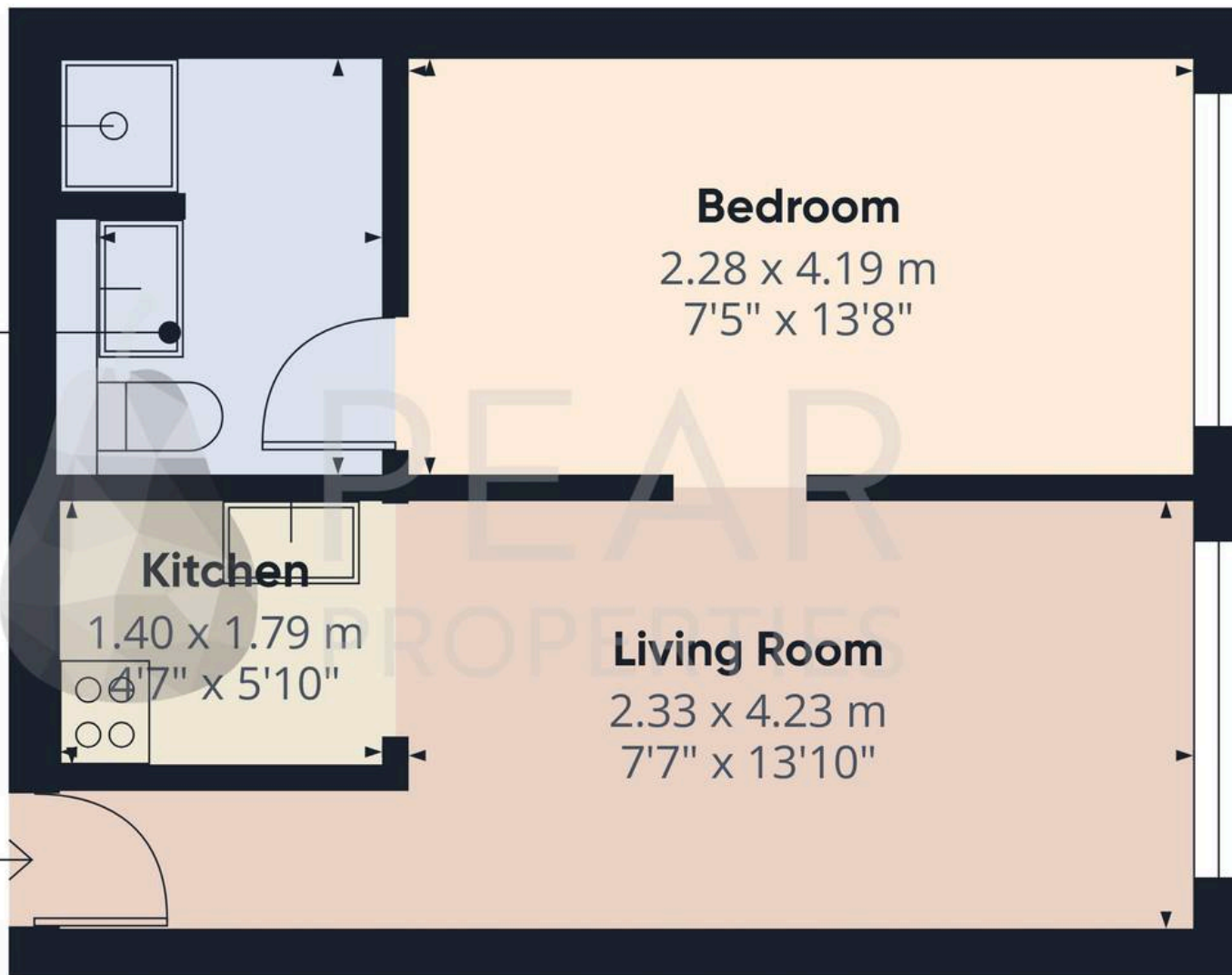
## OFF STREET

1 Parking Space

Unallocated residents parking spaces are available.



**Bathroom**  
2.23 x 1.57 m  
7'3" x 5'1"



**Bedroom**  
2.28 x 4.19 m  
7'5" x 13'8"

**Kitchen**  
1.40 x 1.79 m  
4'7" x 5'10"

**Living Room**  
2.33 x 4.23 m  
7'7" x 13'10"

Approximate total area<sup>(1)</sup>  
28 m<sup>2</sup>  
301 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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