

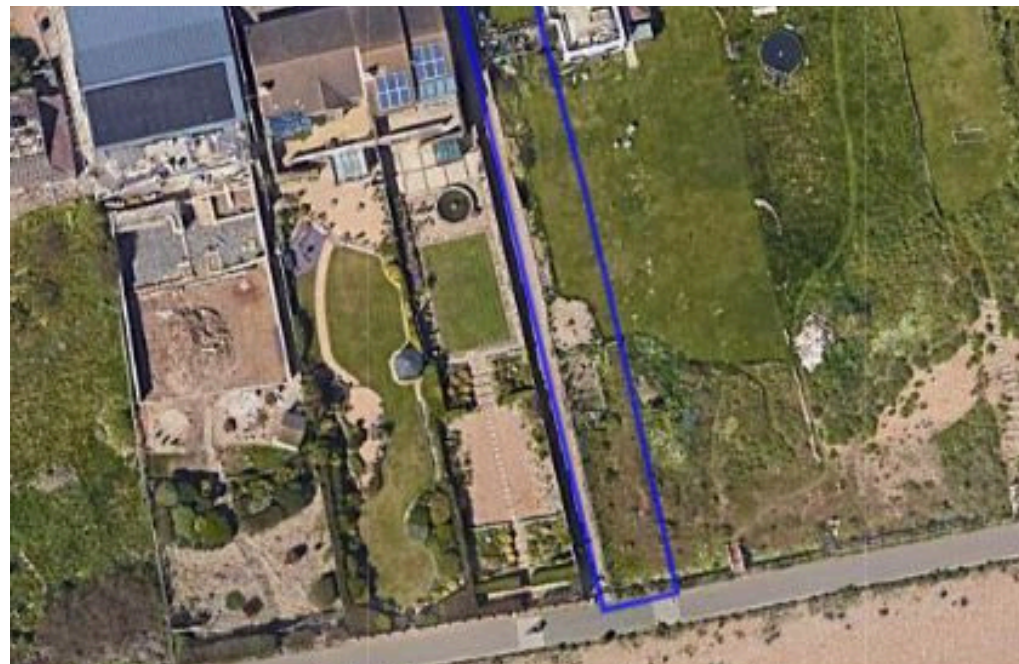


Brighton Road, Lancing, BN15 8ET
Offers Over £500,000





An exciting opportunity to acquire this detached two bedroom bungalow with direct access onto the beachfront and views over the same, from a generous 170ft south facing rear garden. Also benefitting off road parking and a garage. The property provides the opportunity to add your own stamp throughout. No ongoing chain.



Key Features

- Detached Bungalow
- Two Double Bedrooms
- Off Road Parking & Garage
- Non Standard Construction
- Sun Room
- South Facing Garden
- Beachfront Location
- Chain Free
- Cash Buyers Ideal

 **2 Bedrooms**

 **1 Bathroom**

 **1 Reception Room**

INTERNAL

The porch leads you into the entrance hall with door leading to all rooms. The kitchen is located to the front of the property overlooking the front garden and has a range of wall and base units and fitted work surfaces, integrated hob and oven, space and plumbing for washing machine and fridge freezer. The generous sized living room is south facing and is to the rear of the property and offers ample space for lounge and dining furniture, with double doors to the sun room which provides further space for entertaining with views over the rear garden to the sea. There are two double bedrooms, the primary bedroom having fitted wardrobes and being served by an en-suite shower / W.C. The family bathroom can be found off the hallway with panel enclosed bath, W.C and hand wash basin.

EXTERNAL

To the front of the property there is off road parking for a couple of vehicles and the garage which has electric door, power and side door into the garden. Gated access leads you to the front garden which is mainly laid to paving with potted plants and shrubbery.

To the rear is a south facing raised sun terrace offering views to the beach and sea. Steps down lead you to the generous garden approximately 170ft, which is laid to lawn and provides access to the beach front.

SITUATED

Located on Brighton Road, with the beach at the end of your garden, Lancing Beach Green is only a short walk away with the ever popular The Perch Café close at hand and offers excellent facilities for a nice breakfast or lunch. Local amenities on South Street are near by with Lancing train station and further further amenities on North Road under a mile away.





Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property 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 any 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.