



Brighton Road, Lancing, BN15 8JR
Guide Price £500,000

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We are delighted to offer for sale this extremely well presented four bedroom detached family home positioned in this popular Lancing location close to the Widewater Lagoon & with fantastic access routes to Brighton & even further afield. In brief the property consists of an open plan lounge / dining space to the rear which leads onto a conservatory extension, a modern fitted kitchen with built in appliances is also towards the rear of the property, you have two ground floor bedrooms one of which can be used as a home office if this may be your preference, to complete the ground floor accommodation you have a bathroom & separate WC. Up on the first floor you have two spacious double bedrooms, the master benefits from a walk-in-wardrobe space & there is a shower room on the first floor too. Externally you have both front & rear gardens, front offering off street parking for three plus vehicles & the rear is landscaped for easy maintenance having the added benefit of a hot tub area with pergola above. The property also has a brick built garage with electric up & over door.

- Three / Four Bedroom Detached Family Home
- Off Street Parking & Garage
- Popular Widewater Location
- Open Plan Lounge / Dining Room
- Modern Fitted Kitchen
- Two Bathrooms
- Ground Floor WC
- Home Office / Bedroom Four
- Landscaped Rear Garden With Hot Tub Space Having A Pergola Above
- Walk-In-Wardrobe To Master Bedroom



Spacious Entrance Porch

3.68m x 1.85m (12'1 x 6'1)

PVCU double glazed front door, tiled flooring, PVCU double glazed window, wall mounted lighting, further composite front door opening into Entrance Hallway.

Entrance Hallway

5.97m x 2.08m (19'7 x 6'10)

Laminate flooring, radiator, wall mounted electric fuseboard, skimmed ceiling with spotlights, smoke detector, fitted storage cupboard with slatted shelving.

Lounge

4.32m x 3.28m (14'2 x 10'9)

Carpeted flooring, television point, various power points, two radiators, PVCU double glazed window, skimmed ceiling with spotlights & coving, opening into Dining Room. PVCU double glazed doors leading out into Conservatory Extension.

Dining Room

3.28m x 2.72m (10'9 x 8'11)

Carpeted flooring, radiator, double glazed window.

Modern Fitted Kitchen

3.71m x 2.64m (12'2 x 8'8)

Tiled flooring, square edge granite work surfaces with cupboards below & matching eye level cupboards with a high gloss finish, integrated eye level AEG microwave oven, matching integrated eye level AEG double oven & grill, matching integrated fridge & freezer units, matching integrated Bosch dishwasher, wall mounted cupboard housing Worcester combination boiler, inset stainless steel one & half bowl sink unit with mixer tap & single drainer, electric underfloor heating, double glazed window, PVCU double glazed door leading to side access, inset five ring induction hob with extractor fan above, skimmed ceiling with spotlights.

Conservatory Extension

3.63m x 2.90m (11'11 x 9'6)

Tiled flooring, various power points, double glazed

opening windows, PVCU double glazed double opening doors onto Rear Garden.

Bedroom Four / Home Office

2.41m x 1.85m (7'11 x 6'1)

Carpeted floor, radiator, PVCU double glazed window, access to understairs storage cupboard, television point, various power points, textured ceiling with spotlights, coving.

Ground Floor Bathroom

1.80m x 1.47m (5'11 x 4'10)

Vinyl flooring, panel enclosed bath with shower attachment over, fully tiled walls, hand wash basin with hot & cold tap, chrome ladder style heated towel rail, wall mounted vanity unit with mirrored front, double glazed window, skimmed ceiling with coving & spotlights, extractor fan.

Bedroom Three

3.43m x 3.28m (11'3 x 10'9)

Laminate flooring, radiator, various power points, television point, PVCU double glazed window, skimmed ceiling with spotlights & coving.

Ground Floor WC

1.57m x 1.42m (5'2 x 4'8)

Vinyl flooring, low flush WC, hand wash basin with vanity unit below & mixer tap, ladder style heated towel rail, double glazed window, two wall mounted vanity units with mirrored front, skimmed ceiling with spotlights.

First Floor Landing

2.26m x 2.18m (7'5 x 7'2)

Carpeted flooring, double glazed window, two fitted storage cupboards with hanging rails & shelving, skimmed ceiling, coving, spotlights.

Bedroom Two

4.29m x 3.00m (14'1 x 9'10)

Carpeted flooring, radiator, television point, various power points, double glazed window, access into eaves storage, skimmed ceiling with spotlights & coving.

Master Bedroom

4.29m x 3.20m (14'1 x 10'6)

Carpeted flooring, radiator, television point, various power points, double glazed window with distant downland views, skimmed ceiling with spotlights & coving, door through to Walk-In-Wardrobe.

Walk-In-Wardrobe

Carpeted flooring, lighting, various hanging rails & shelving.

First Floor Shower-Room

2.21m x 2.06m (7'3 x 6'9)

Vinyl flooring, fitted shower cubicle having an integrated power shower, low flush WC, contemporary hand wash basin with mixer tap, wall mounted de-misting mirror, double glazed obscured glass window, skimmed ceiling with coving, spotlights, extractor fan.

Externally

Front Garden

Mainly laid to off street parking for approximately three vehicles, gated side access, driveway leading to front of Garage.

Private Enclosed Rear Garden

Patio area stepping onto lawned area having various flower borders, outside tap, gated side access, hot-tub area with pergola over, outside storage shed.

Garage

Having an electric up & over door with power & lighting.

Council Tax

Band C

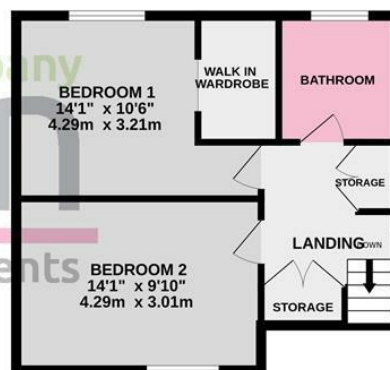
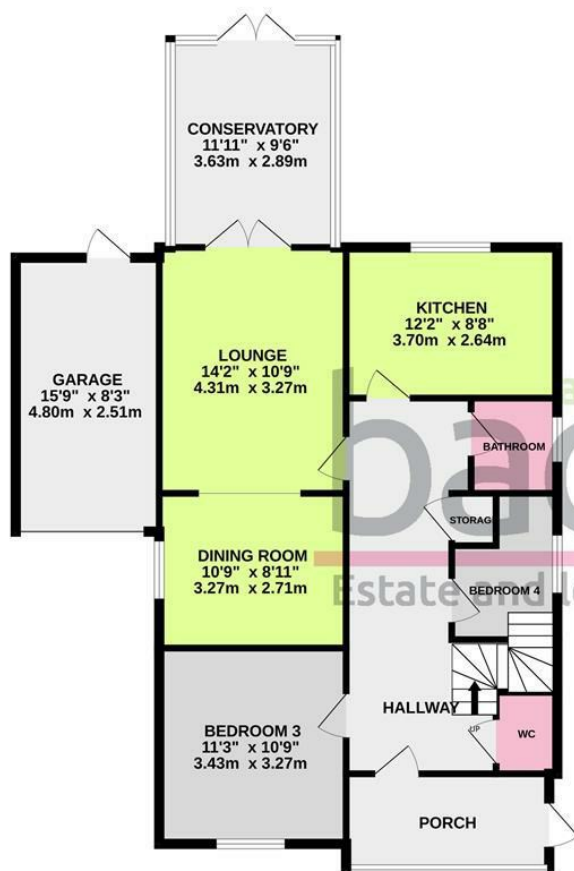






GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 confirm their condition or working order.



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