



5 East Lodge Brighton Road, Lancing, BN15 8BQ  
Guide Price £250,000

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Ground floor, two bedroom purpose built seafront apartment with South facing sun terrace and direct sea views across Beach Green. Briefly the accommodation comprises: entrance hall, lounge/diner, kitchen, two bedrooms and wet room/wc. Externally there is a private sun terrace overlooking communal gardens, garage and separate storage unit. The property is conveniently placed moments from the coastline and is within close proximity to popular local transport, cafes and amenities. The property has been recently carpeted and decorated throughout. CHAIN FREE.

- CHAIN FREE
- Sea Views
- Lancing Seafront
- Two Bedrooms
- Garage
- South Facing Sun Terrace
- Storage Unit
- Kitchen and Wet Room
- 23'1 Living/Dining Room
- Close To Village Centre & Mainline Station









### Communal Entrance

Secure door. Hallway with private door leading to:

### Entrance Hall

Storage cupboard.

### Living/Dining Room

7.04m x 3.61m (23'1 x 11'10)

Double glazed window. Night storage heater. Double glazed door to:

### South Facing Patio

Paved. Low level wall and gate with access to communal garden. Space for table and chairs.

### Kitchen

3.07m x 2.31m (10'1 x 7'7)

Work surface having inset single drainer ceramic sink with mixer tap and draining board. Space for cooker. Space for fridge/freezer. Space for

washing machine. Space for dishwasher. Matching range of cupboards, drawers and eye level wall units. Built in storage cupboard. Glazed window

### Bedroom One

4.60m x 3.51m (15'1 x 11'6)

Double glazed window. South Facing. Night storage heater.

### Bedroom Two

2.72m x 1.98m (8'11 x 6'6)

Glazed window.

### Wet Room

Electric overhead shower with enclosed surround. Close coupled wc. Vanity unit comprising wash hand basin, mixer tap and cupboards below. Extractor fan. Tiled walls.

### Outside

### Garage

Located to the rear of the development. Up and over door. Brick built.

### Storage Unit

Located to the rear of the building. Brick built. Ideal for bikes and paddle boards.

### Lease Information and Council Tax Band

Length of lease: Remainder of 999 year lease

Annual service charge: £1542.13 per annum additional £203 per annum water rates.

Service charge review period:

Annual ground rent: £16 per annum

Ground rent review period:

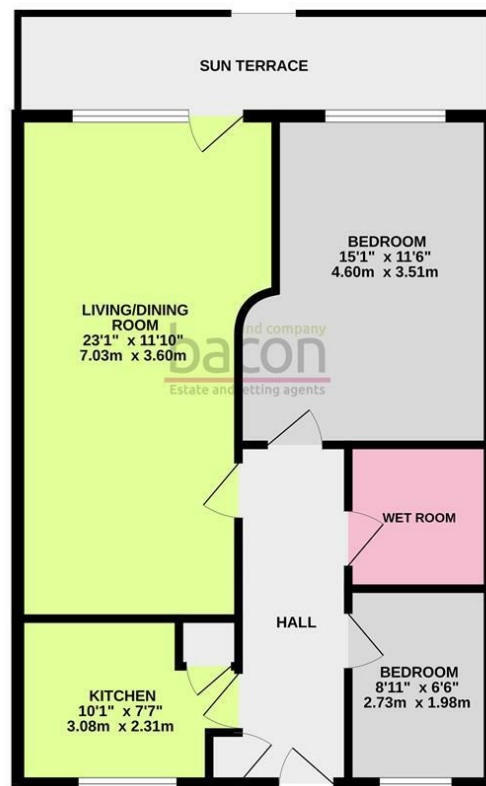
Council tax band: Band

Draft version:

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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