

PEAR
PROPERTIES

Brighton Road, Lancing

Lancing

Guide Price £250,000



Brighton Road

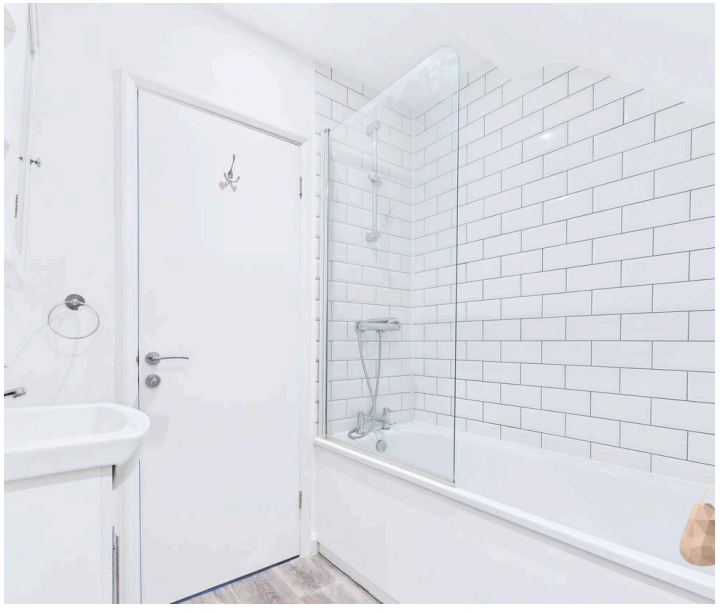
Lancing

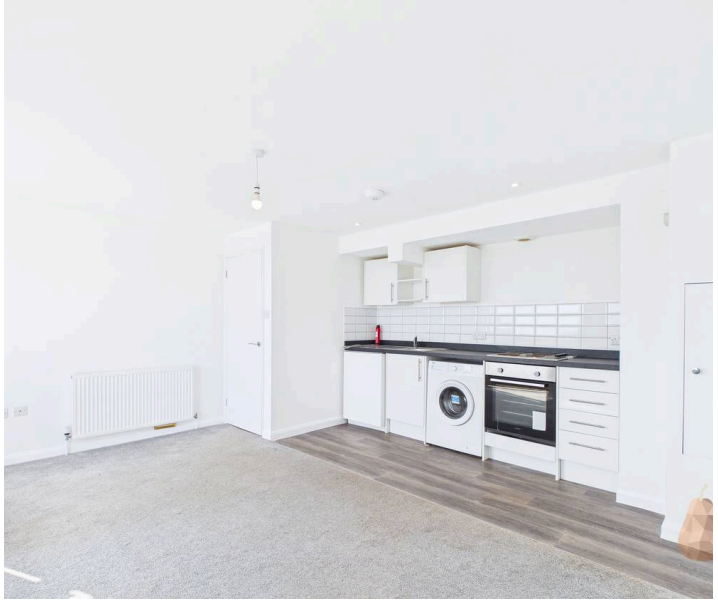
Chain-free, newly decorated two bed flat with open plan kitchen / living area, private section of southerly rear garden offering stunning lagoon views & great transport links to Brighton and Worthing.
Council Tax band: A

Tenure: Share of Freehold

- Chain Free
- Newly Decorated First Floor Flat
- Two Bedrooms
- Open Plan Kitchen / Living Room
- Section Of South-Facing Rear Garden
- Stunning Views Overlooking The Widewater Lagoon
- Modern Fitted Bathroom
- Excellent Transport Links To Brighton & Worthing
- Please Take A Look At Our Virtual Tour







Open Plan Kitchen / Living Room
15' 10" x 13' 6" (4.82m x 4.11m)
Open plan kitchen / living room, fitted kitchen comprising integrated oven/hob, undercounter washing machine and undercounter fridge. French doors opening onto rear garden overlooking the Widewater Lagoon

Bathroom
5' 7" x 6' 4" (1.69m x 1.92m)
Partially tiled modern fitted bathroom comprising bath with over bath shower, WC, hand wash basin and heated towel rail

Bedroom One
8' 0" x 11' 4" (2.43m x 3.45m)
Double bedroom with window overlooking the Widewater Lagoon

Bedroom Two
8' 0" x 8' 8" (2.45m x 2.63m)
Good sized well presented second bedroom

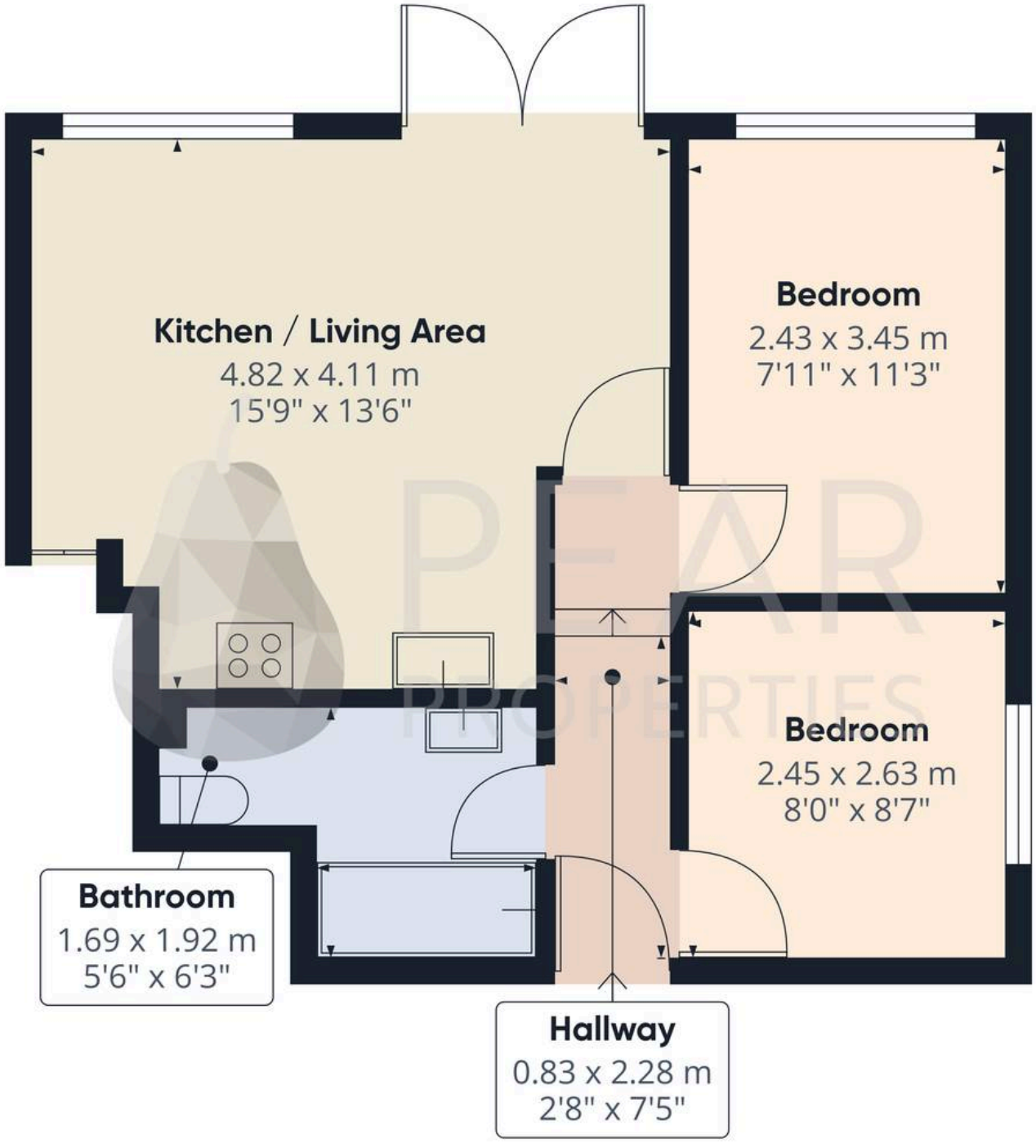
GARDEN

Section of the south-facing rear garden is private for the flat, offering incredible views across Widewater Lagoon









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Approximate total area(1)

40.5 m²

436 ft²

(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



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