



By Auction

£500,000

Freehold

Brighton Road, Lancing

- Three Bedrooms Plus Office
- Semi-Detached House
- Directly Backing On To Widewater Lagoon
- Well Presented Throughout
- Garage & Off Road Parking
- South Facing Rear Garden
- Immediate 'Exchange Of Contracts' Available
- Close Proximity To Shoreham & Transport Links
- Being Sold Via 'Secure Sale'
- EPC Rating - D & Council Tax Band - D

** Being sold via Secure Sale online bidding. Terms & Conditions apply** We are delighted to present to the market this wonderful home in the most idyllic position backing directly on to the popular Widewater Lagoon & nature reserve. Arranged as a three bedroom house with office space which could be used as an addition bedroom this property benefits from a large lounge diner with water views as its back drop, a good size kitchen with additional dining space, a shower room and separate w/c, ample parking, a garage and a great south facing rear garden to admire the seaside views. Located just a stones throw from Shoreham this property is close to local transport links such as the 700 Bus Route giving easy access to Brighton, shops and both Lancing and Shoreham beach. This property is offered for sale well presented and with no on going chain.

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Accommodation

Front Door
Leading to:

Hallway
doors leading to:

Office 8'3 x 11'8 (2.51m x 3.56m)

Bedroom 16' x 8'10 (4.88m x 2.69m)

Stairs To First Floor

Shower Room

W/C

Kitchen/Breakfast Room 6'4 x 11'8 (1.93m x 3.56m)

Bedroom 12'2 x 12' (3.71m x 3.66m)

Bedroom 12'10 x 8'10 (3.91m x 2.69m)

Lounge/Diner 28'5 x 10'10 (8.66m x 3.30m)

Outside

Garage 19'5 x 10'6 (5.92m x 3.20m)

Rear Garden
South facing with beautiful views over Widewater lagoon, patio seating area, steps down to a further seating area laid to artificial grass.

Driveway
Dropped kerb, parking for multiple cars

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

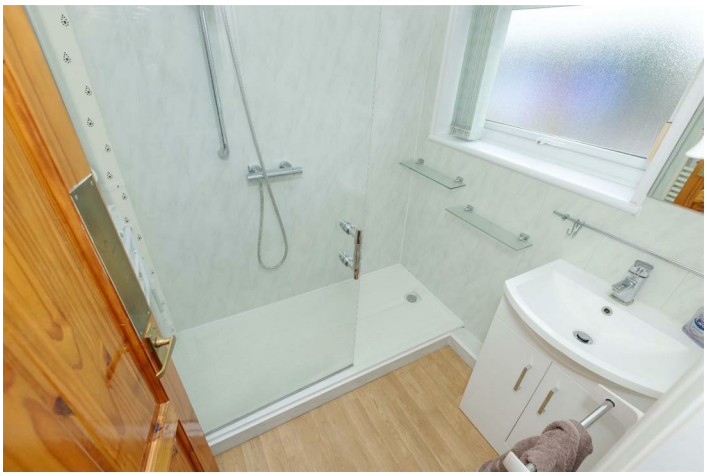
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT

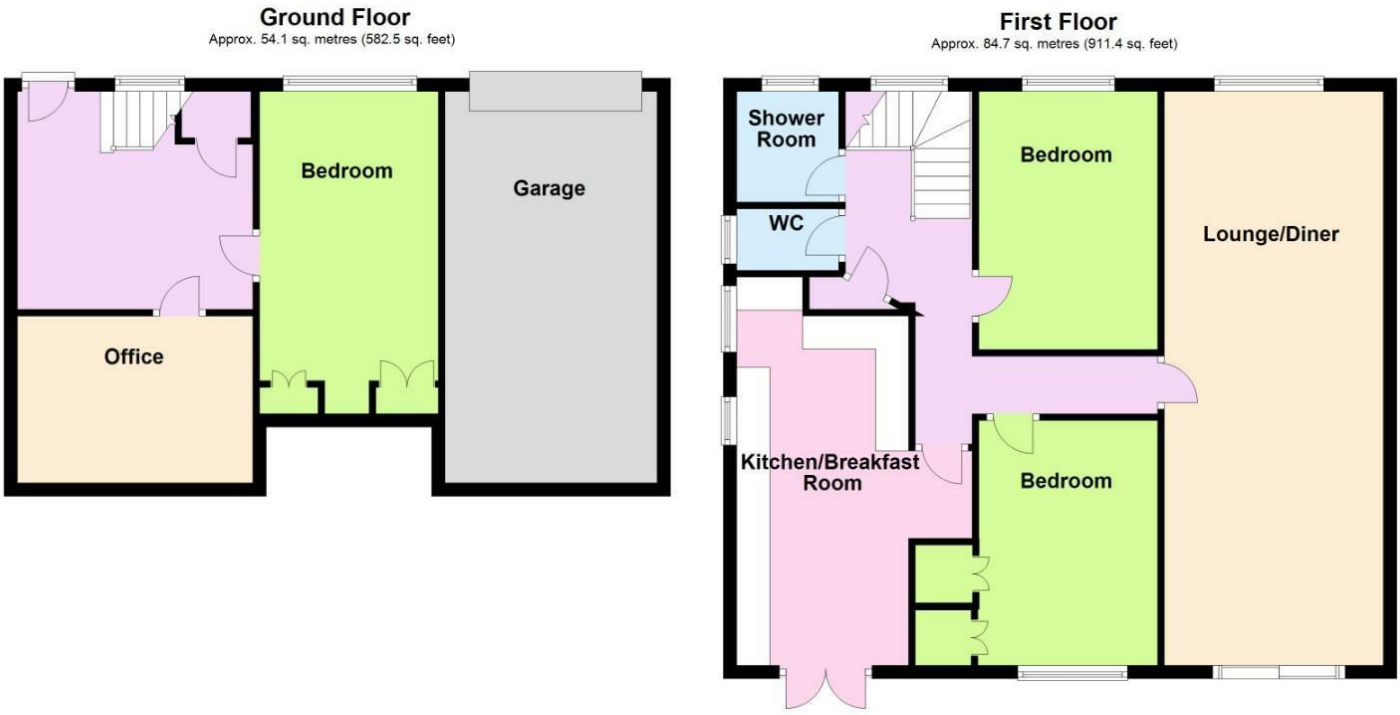




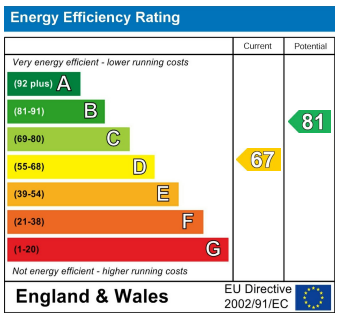


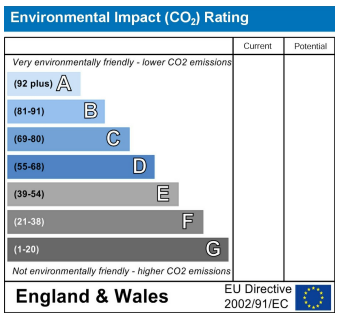
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Floorplan



Total area: approx. 138.8 sq. metres (1493.9 sq. feet)





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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