



Brighton Road, Lancing



Guide Price
£500,000
 Freehold

- Detached Chalet Bungalow
- Five Bedrooms Arranged Over Three Floors
- Wonderful Sea & Downland Views
- Versatile Living Options
- Planning Permission Granted For Conversion Of Lower Ground Floor
- Minutes From Lancing Beach & Widewater lagoon
- South Facing Balcony & Garden
- EPC - E
- Council Tax Band - B

**** Guide Price £500,000 - £550,000**** Robert Luff & Co are excited to bring to the market this wonderfully versatile detached home moments from Lancing Beach. Formerly arranged as two dwellings with the lower ground floor as a two bedroom apartment and the upper two floors as a three bedroom house, this beach residence has planning permission granted and plans drawn to convert to a five bedroom family home with a gym, two utility spaces and three bathrooms. Currently the property offers a south facing lounge, good size kitchen diner, south facing sun lounge and balcony, three bedrooms, two bathrooms and a south facing garden as well as a usable gym space on the lower ground floor. The location of this property is perfect for beach lovers with Lancing Beach and famous Perch café just a moments walk to the West and Widewater Lagoon just a moments walk to the East. The 700 bus route is accessible from the road making Brighton and Worthing easily reachable and Lancing mainline railway station is under a mile away for direct trains to London Victoria. This home has so much to offer for a variety of reasons and viewing is highly recommended.

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Accommodation

Front door to:

Hallway

carpet, UPVC Double Glazed windows x 2, stairs to first floor, doors to:

Lounge 10'11 x 18'09 (3.33m x 5.72m)

Carpet, UPVC double glazed windows and UPVC double glazed patio doors to sunroom, radiator, opening to:

Kitchen 18'03 x 10'11 (5.56m x 3.33m)

Wood laminate flooring, UPVC double glazed window x 2, range and eye and base level cupboards with work surfaces, integrated electric oven with gas hob and extractor hood over, space for washing machine, integrated dishwasher, granite sink and drainer with mixer tap over, part tiled walls, boiler on wall housed in cupboard, radiator

Sunroom

Vinyl flooring, UPVC double glazed windows, conservatory roof, UPVC double glazed patio doors to balcony.

Bedroom 13'02 x 10'11 (4.01m x 3.33m)

Carpet, UPVC double glazed window x 2, radiator

Bedroom 10'02 x 7'09 (3.10m x 2.36m)

Wood laminate flooring, UPVC double glazed window, radiator

Bathroom 4'10 x 9'08 (1.47m x 2.95m)

Wood laminate flooring, UPVC double glazed window, low level flush w/c, bath with shower over, wash hand basin in vanity unit, panelled walls, radiator

First Floor

Bedroom 12'06 x 18'00 (3.81m x 5.49m)

Carpet, UPVC double glazed window x 2 with north and south aspect, radiator, doors to:

Walk in Wardrobe 4'11 x 12'07 (1.50m x 3.84m)

Wood laminate floor, wall rails

Outside

Balcony

South facing balcony

Rear Garden

Enclosed by fence, mainly laid to lawn with mature borders

Lower Ground Floor

Hall/Dining Room 15'7 x 7'2 (4.75m x 2.18m)

Utility Room 11'7 x 7'2 (3.53m x 2.18m)

UPVC double glazed window

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

UPVC Double Glazed window

Reception Room 17'3 x 11'8 (5.26m x 3.56m)

UPVC double glazed patio doors to garden

Reception Room/Bedroom 12'5 x 11'7 (3.78m x 3.53m)

UPVC double glazed window

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

Low level flush w/c, bath with mixer taps, shower cubicle, UPVC double glazed window

Reception Room/Bedroom 17'5 x 11'5 (5.31m x 3.48m)

UPVC double glazed window.



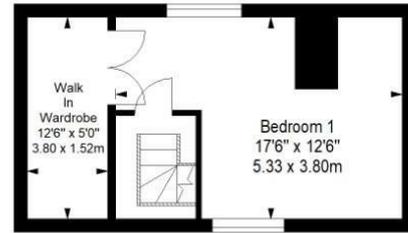
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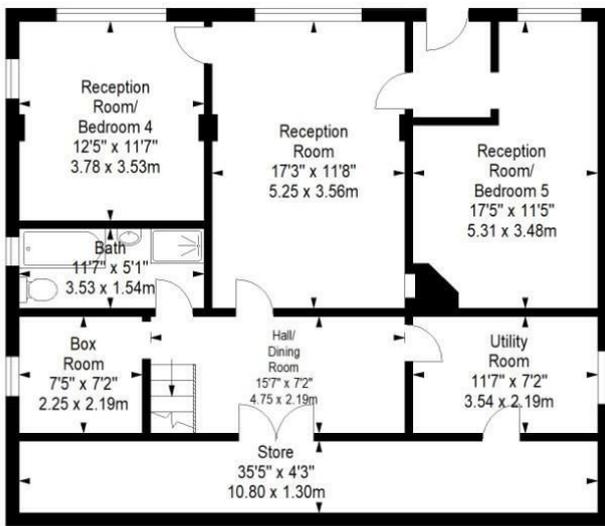
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Floorplan

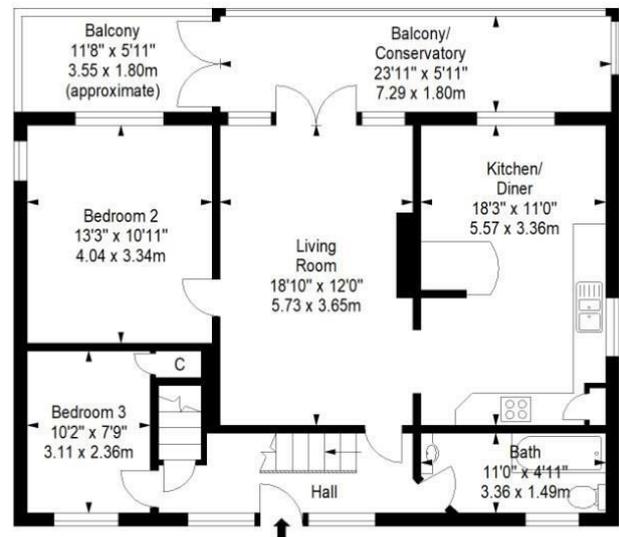
First Floor



Lower Ground Floor



Ground Floor



Approximate gross internal floor area 227.8 sq m/ 2452.1 sq ft

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.