



## Brighton Road, Lancing

£1,700 Per  
Calendar Month

- Four Bedrooms
- Four Reception Areas
- Master Bedroom with EnSuite
- Sea Views
- Garage & Driveway
- EPC Energy Rating C (69)

**\*\*VIEWINGS FULLY BOOKED\*\*** Robert Luff & Co Lettings are delighted to offer this detached house, situated on Lancing seafront with fantastic views. The property has four reception areas, a generous kitchen, downstairs cloakroom, master bedroom with en-suite shower room and a further three bedrooms, bathroom with separate W.C. A generous rear garden with further rear vehicle access. Garage and driveway to front.

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## Accommodation

### ENTRANCE

#### Entrance Porch

Door to:-

#### Entrance Hall

Radiator, cupboard housing boiler

#### Front Reception Room 14'6" x 10'6" plus bay window (4.42m x 3.20m plus bay window)

Radiator, inset raised wood burner, double glazed bay window with sea views, further double glazed window to side.

#### Second Reception Room 14'9" x 11'3" (4.50m x 3.43m)

Double glazed window with sea views, radiator, double doors to:-

#### Third Reception Room 11'0" x 10'4" (3.35m x 3.15m)

Double glazed doors to rear garden, radiator, opening to:-

#### Kitchen 14'10" x 12'11" (4.52m x 3.94m)

Range of wall and base units, range style oven, space for dishwasher and washing machine, one and a half bowl sink unit, two double glazed windows, return door to hall

#### Breakfast Room 13'8" x 10'2" (4.17m x 3.10m)

Radiator, double doors to rear garden, double doors to kitchen

#### Cloakroom

W.C. wash hand basin

#### First Floor Landing

Loft hatch

#### Bedroom One 14'7" x 9'7" plus bay (4.45m x 2.92m plus bay)

Superb sea views from double glazed window, radiator, door to:-

#### En Suite Shower Room

Corner shower, pedestal wash hand basin, W.C., double glazed window

#### Bedroom Two 14'6" x 8'1" (4.42m x 2.46m)

Double glazed window with superb sea views, radiator.

#### Bedroom Three 12'11" x 8'5" (3.94m x 2.57m)

Double glazed window overlooking rear garden, radiator.

#### Bedroom Four 10'10" x 10'4" (3.30m x 3.15m)

Two wardrobes and drawer unit, double glazed window overlooking rear garden, radiator.

#### Bathroom

Corner bath, shower cubicle, wash hand basin with cupboards under, double glazed window, heated towel rail, tiled floor

#### Separate W.C.

Double glazed window, tiled floor

### OUTSIDE

#### Rear Garden

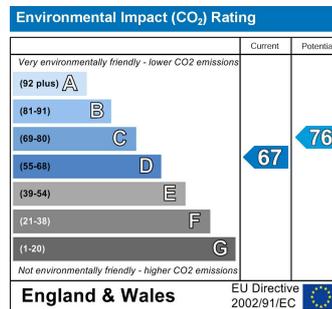
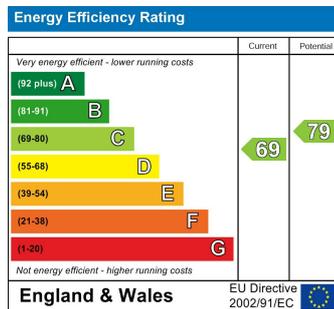
with patio area, lawn and rear vehicle access via double gates with access from the service road.

#### Front Garden

Ornamental trees, lawn, driveway leading to:-

#### Garage





The services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.