



Brighton Road, Lancing

£1,700 Per
Calendar Month

- Four Bedrooms
- Master Bedroom with EnSuite
- Garage & Driveway
- Four Reception Areas
- Sea Views
- 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 WC. 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

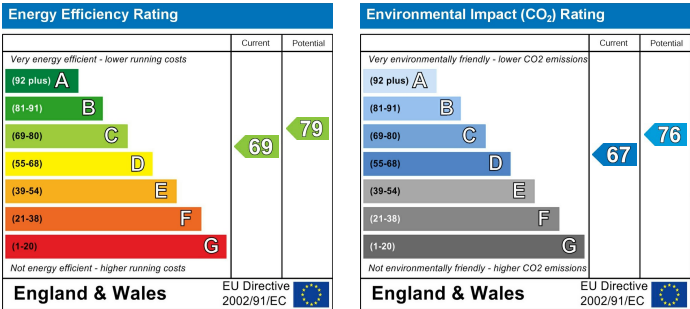
with patio area, lawn and rear vehicle access via double gates with access from the service road.

Front Garden

Ornamental trees, lawn, driveway leading to:-

Garage





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