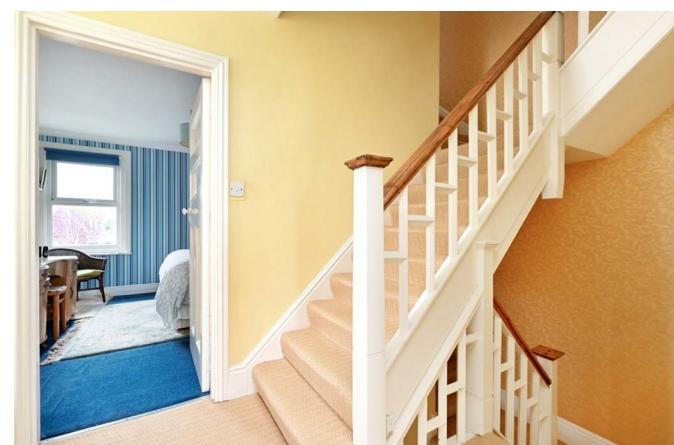




Bewick House, 8 Kings Road
Lancing, BN15 8EA

Pearson
Keehan



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Offers in excess of £650,000

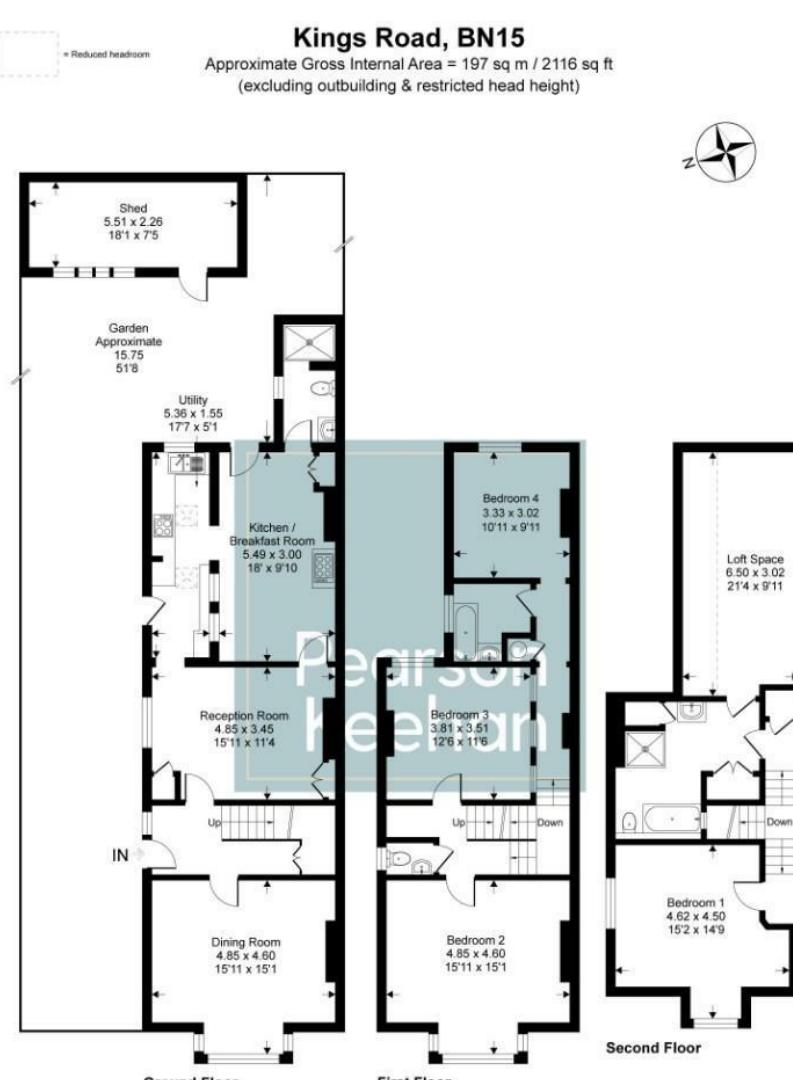
Pearson Keehan are delighted to bring to the market this deceptively spacious and well-appointed four bedroom, two reception room family home. Spanning over three floors and filled with an abundance of period features, this charming property located just moments from Lancing seafront measures in excess of 2,100 square feet and has the added benefit of off-street parking.

Upon entering the property and serving the ground floor, you have the grand dining room with feature fireplace, reception room, shower room and fabulous kitchen/breakfast room that leads out to the lovely part paved, part lawned private rear garden.

Moving upstairs to the first floor, you have three double bedrooms (one currently arranged as a further living room) and family bathroom. Another spacious bathroom is found on the second floor along with the unique walk-in loft space and a further generously sized bedroom that has views encompassing the South Downs.

In terms of location, Kings Road is situated close to Lancing Beach and other numerous local amenities including the trendy Perch restaurant on the seafront, favoured local schools and excellent shopping facilities. Furthermore, Widewater Lagoon Nature Reserve & Beach Park are positioned nearby along with excellent bus and train transport links, making access to places such as Brighton & Worthing easily accessible as well as benefitting from a direct train to London.

Internal inspection is highly recommended to appreciate the sheer size the accommodation offers.



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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