



**JAMES & JAMES**  
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173 Brighton Road  
Lancing, BN15 8JA

Guide price £650,000



## 173 Brighton Road

Lancing, BN15 8JA

James & James Estate Agents are delighted to bring to the market this truly remarkable detached residence situated on the coast road in favoured SOUTH Lancing, a premier location being a stones throw from the beach and a stroll to the popular Perch restaurant. Also, Pitch restaurant is a contemporary mix of modern and classic British food, wines and cocktails on the South coast from MasterChef Champion Kenny Tutt is approximately 2 miles away.

A fantastic opportunity to acquire one of the finest properties on the seafront, A substantial home is also located close to Shoreham which is approximately one & a half miles away giving easy access to the station and getting to Worthing, Brighton or even London is quick and easy.

The seashore is just a stones throw away from the property and Lancing village is just a short walk away which boasts a wide range of shops and restaurants. The A27 is within easy reach giving you access to the whole of the south coast.

In brief the accommodation comprises; Entrance porch, Entrance reception/hall, four ground floor bedrooms dining room, kitchen/diner, GF shower room, boiler room, utility room & WC. To the first floor there is a spacious Lounge, master bedroom with walk in wardrobe and a shower room.

Externally the property is located on a corner plot with gardens to three sides, off road parking a a large garage (16'9 X 11'4)

Other benefits include; granite work tops, oak flooring throughout the hall and dining room and an Aqualisa Q shower in the wet room.

In our opinion internal viewing is considered essential to appreciate the overall size and condition of this superb versatile family home.





Entrance Porch  
6'9 x 5'2 (2.06m x 1.57m )

Entrance Reception  
14'2 x 9'1 (4.32m x 2.77m)

Bedroom 2  
16'4 x 11'9 (4.98m x 3.58m )

Dining Room  
15'1 x 10'3 (4.60m x 3.12m)

Kitchen  
13'9 x 27'8 (4.19m x 8.43m)

Boiler Room  
6'8 x 3'3 (2.03m x 0.99m)

Bedroom Three  
10'6 x 10'8 (3.20m x 3.25m)

Bedroom Four  
36'1"9'10" x 32'9"9'10" (11'3 x 10'3)

Bedroom Five  
8'6 x 7'1 (2.59m x 2.16m )



Shower Room

WC

Garage  
11'4 x 16'9 (3.45m x 5.11m)

Outer Lobby and WC

First Floor with Airing Cupboard

Lounge  
21'2 x 14'3 (6.45m x 4.34m)

Bathroom with Shower

Bedroom One  
18'1 x x 12'5 (5.51m x x 3.78m)

Walk in Wardrobe  
7'2 x 5'8 (2.18m x 1.73m)



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

