



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



173 Brighton Road

, Lancing, BN15 8JA

Guide price £600,000

Freehold Council Tax Band



5



2



2



E

## 173 Brighton Road , Lancing, BN15 8JA

GUIDE PRICE £600,000 - £650,000.

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 James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

