



Brighton Road, Lancing, BN15  
**Offers In Excess Of £325,000**

**ASTON  
VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Brighton Road, Lancing, BN15

3 Bedrooms | 1 Bathroom | 1 Reception  
971 Sq Ft | Sea Views | Parking | New Lease Upon Completion

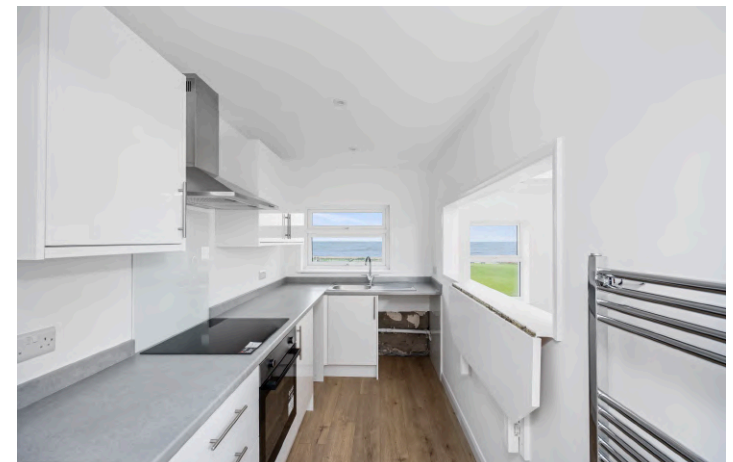
Spanning the upper two floors of a tall townhouse on Lancing Seafront, this generous three-bedroom maisonette benefits from exceptional views on all sides. To the front, the living room and principal bedroom enjoy stunning sea and skylscapes, overlooking Lancing Beach Green and the promenade to the blue of the English Channel. At sunrise and sunset, the skies light up, filling the rooms with a warming glow throughout the day. To the rear, from bedrooms two and three, your line of sight takes you across the rooftops and trees of the local landscape to the rolling hills of the South Downs, reminding you just how perfectly positioned you are here between the countryside and the coast.

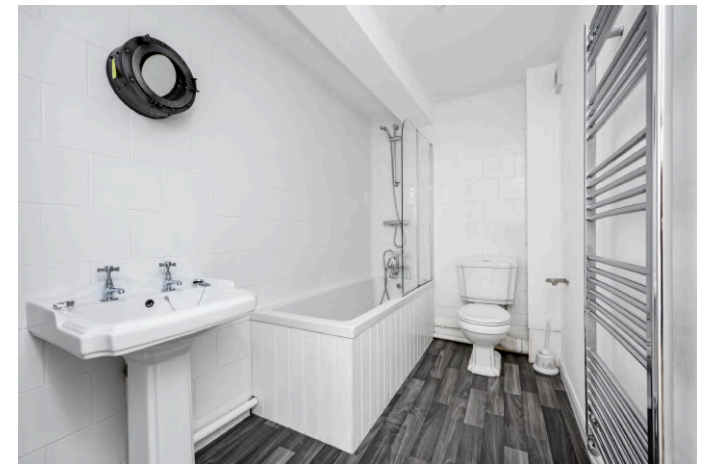
Returning home, you can park on the spacious forecourt on Brighton Road, then step up through neat communal ways to your door. Upon entry, it is clearly a smart and modern flat having been recently renovated using contemporary fittings and a fresh neutral palette in tones of grey and white to suit all styles of modern furnishing.

The eye is drawn first to the living room and kitchen which sit side by side, spanning the front of the building, linked by an open aperture window so the cook remains sociable. A deep bay window provides the perfect spot for a dining table and chairs so you can look out over the green as you eat, then relax on comfortable furnishings in the evening. Next door streamlined cabinets in white provide a wealth of storage alongside an integrated oven and hob, while space and plumbing have been left for a washing machine and a fridge.

Peacefully placed to the rear of the building, the first of three double bedrooms has ample space for a king bed and freestanding furnishings, while a double-glazed window frames private leafy views. Conveniently close, the main bathroom sits next door and is fresh monochrome tones with a shower over the bath.

Upstairs, bedroom two shares the same outlook, yet being higher in the house, the view only improves. Being on the top floor is ultimately peaceful the principal bedroom is vast offering space for freestanding wardrobes, a dressing area and a king bed. This room also boasts access to an en suite WC with cool chequerboard flooring.





**Vendor's Comments:**

'While Lancing is well-connected to Brighton and Hove and Worthing, it has a wonderful character and community of its own. You have the beach and the countryside on your doorstep, and Queen's Parade is a thriving area, just a few minutes away where you'll find the station and every amenity you could wish for. The views never tire and they constantly change with the seasons creating a lovely backdrop to every room.'

**Education:**

Primary: North Lancing Primary, Seaside Primary

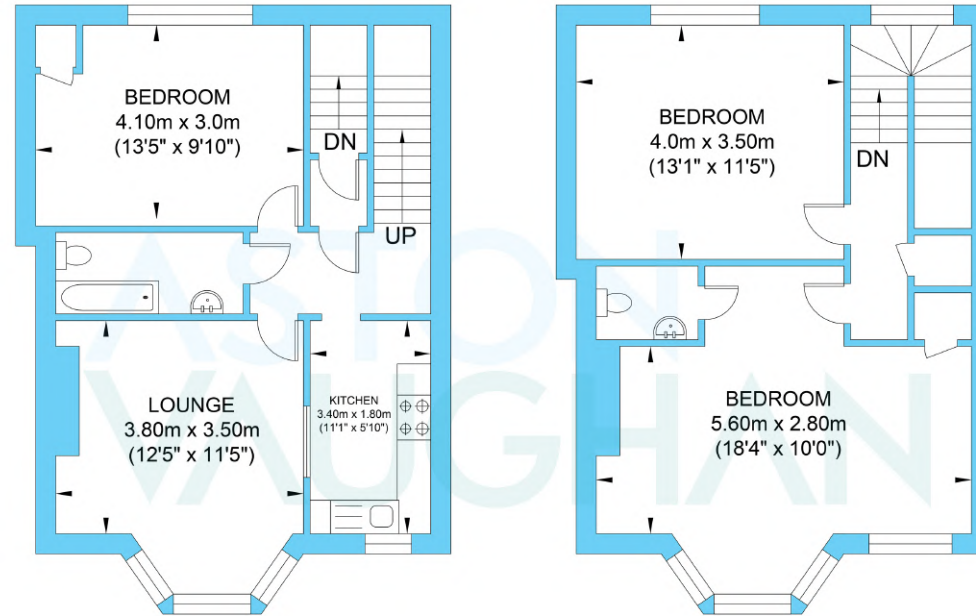
Secondary: Sir Robert Woodard Academy

Private: Lancing College

**Good to Know:**

Lancing Beach is one of the most up and coming areas along the South Coast with schools improving year on year and property prices rising fast with so much regeneration – so now is the perfect time to invest. The most popular café on the coast Lancing Perch sits directly opposite this building and the green comes alive during summer. For water sport enthusiasts, you can kite surf, sea swim and sail, just second from your front door, and just a short walk inland will find you in a shopping thoroughfare. The station has direct trains to London for those needing to commute and the 700 bus runs along Brighton Road into the city. Likewise, the A27 is less than 5-minutes in a car taking you to the A23 for London and Gatwick or along the South Coast to the ports at Newhaven and Portsmouth.

# Brighton Road



Third Floor  
Approximate Floor Area  
485.12 sq ft  
(45.07 sq m)

Fourth Floor  
Approximate Floor Area  
486.74 sq ft  
(45.22 sq m)

Approximate Gross Internal Area = 90.29 sq m / 971.87 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.