

Jack Taggart & Co

RESIDENTIAL SALES

BRIGHTON ROAD, BN15 8RN

£250,000

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****Guide Price: £250,000 - £275,000****

This beautifully appointed two-bedroom ground floor flat, situated directly on Lancing's picturesque seafront, is a rare find that combines generous living space with an enviable location. From the moment you step inside, you are greeted by a welcoming sense of light and space, perfectly complemented by the flat's thoughtful layout and modern features.

The property boasts two well-proportioned bedrooms, ideal for families, couples, or those looking for a second home by the sea. The primary bedroom features fitted wardrobes, providing ample storage while maintaining a sleek and uncluttered aesthetic. The spacious second bedroom is equally versatile, offering plenty of room for guests or an office setup, making this flat suitable for a range of lifestyles.

The heart of the home is the expansive double-aspect living and dining area. The large, square bay window allows an abundance of natural light to stream in, creating a bright, airy ambience that enhances the room's generous proportions. This versatile space is perfect for both relaxing and entertaining, offering a seamless flow between dining and living areas.

Adjacent to the living area, the kitchen has been designed with both style and practicality in mind. Featuring modern appliances, a breakfast bar, and plenty of storage space, it is ideal for casual meals or preparing more elaborate dinners. Whether you're a keen cook or prefer quick bites, the kitchen offers a functional yet stylish environment. The family bathroom is equally impressive, offering both a bath and a shower for added convenience, making it perfect for busy mornings or unwinding in the evening.

A practical hallway with built-in storage further enhances the functionality of the home, ensuring you have plenty of space to keep things tidy and organized. The flat benefits from a communal heating and hot water system, a highly desirable feature that is already included in the service charge, adding to the property's appeal by reducing monthly utility costs.

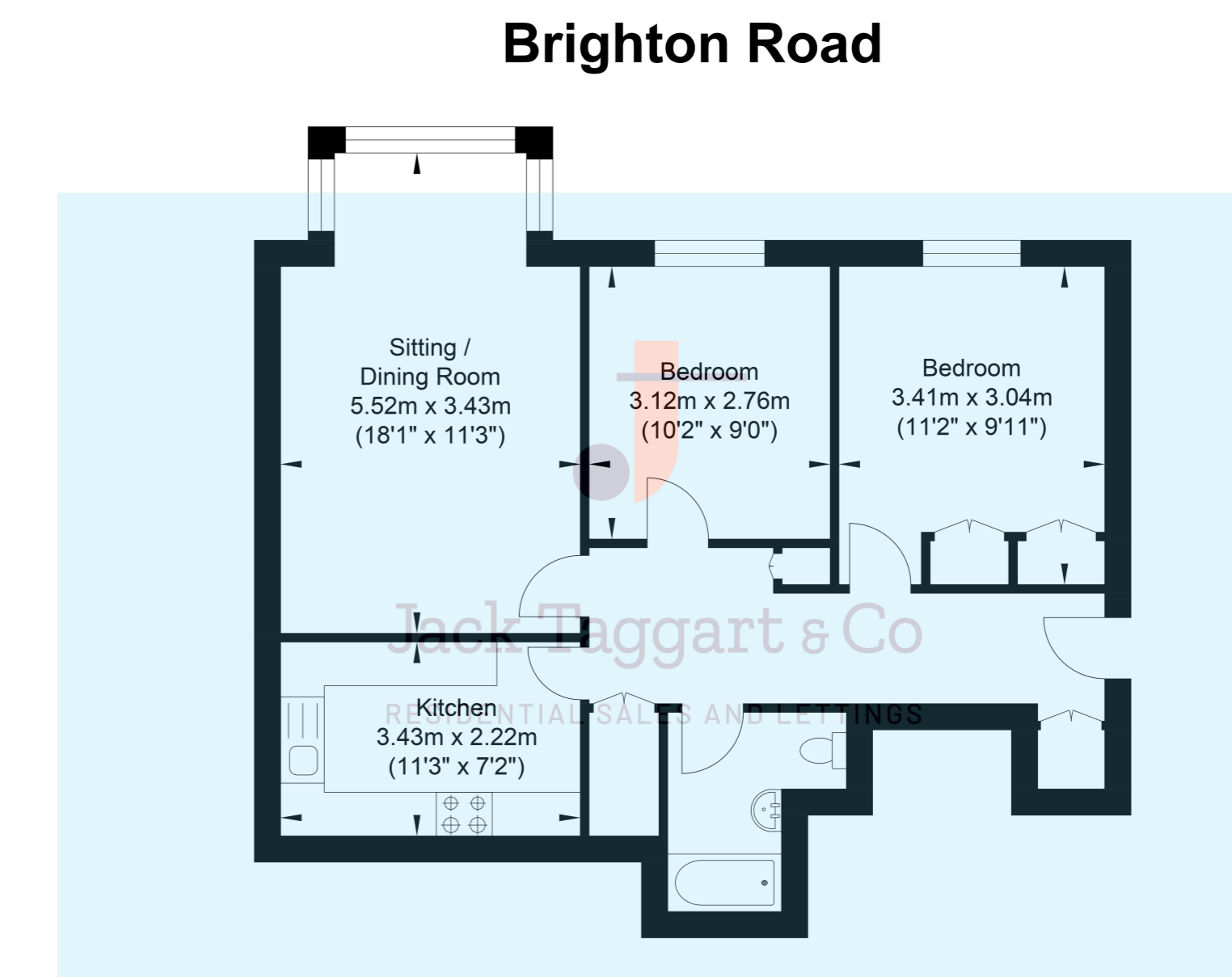
Outside, the property includes a private storage unit, providing even more space for belongings such as beach gear or bicycles, making the most of the seaside location. Additionally, residents have access to communal parking, ensuring convenience and peace of mind.

One of the standout features of this flat is its prime location. Positioned just steps away from Lancing's sandy beaches and the vibrant seafront, you can enjoy beach walks, swimming, or simply relaxing by the sea whenever you desire. The property is also a short stroll from the tranquil Brooklands Lake and Park, offering serene green spaces for outdoor activities. Lancing Beach Green is another nearby attraction, perfect for picnics, outdoor sports, and socializing with friends and family.

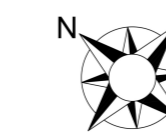
Conveniently located close to local shops and amenities, the flat is well-served by excellent transport links. Commuters will appreciate the easy access to both Brighton and London Victoria, whether by road or rail, making this property ideal for those who want to enjoy coastal living while staying connected to larger urban centers.

With the added benefit of being sold with a ****share of freehold****, this flat offers long-term security and low management costs, making it not only a wonderful home but also a sound investment.

Don't miss the opportunity to own this beautiful seafront flat in one of Lancing's most desirable locations—whether for full-time living or as a weekend retreat by the sea, this property is sure to impress.



Approximate Floor Area
660.36 sq ft
(61.35 sq m)



Approximate Gross Internal Area = 61.35 sq m / 660.36 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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