



Hyman

Estate & Letting

£395,000

Freehold

01273 454511



Hill

Agent

## 353 Brighton Road, Lancing, BN15 8JS

- Extended semi detached house
- Three double bedrooms
- En suite master bedroom
- Three reception rooms
- Off road parking
- Utility room
- Rear garden
- Near widewater



### **ENTRANCE HALL**

Double glazed front door, stairs leading to the first floor, wooden flooring, large storage cupboard housing wall mounted 'Worcester' combination boiler, doors leading to:

### **LOUNGE**

18' 5" x 12' 2" (5.61m x 3.71m) Bay double glazed window to front, wooden flooring, feature log burner, two radiators, arch way giving access to:

### **KITCHEN / BREAKFAST ROOM**

18' 2" x 9' 11" (5.54m x 3.02m) Double glazed window to side, matching wall, base and drawer units, work tops with fitted 4 ring induction hob, oven under and



chimney style extractor fan above, breakfast bar, integrated fridge freezer and dishwasher, single drainer sink with mixer tap, radiator, wooden flooring, archway to:

### **SITTING ROOM**

12' 7" x 11' 4" (3.84m x 3.45m) Double glazed doors to the rear garden, tiled floor, two radiators. door leading to:

### **UTILITY ROOM**

Double glazed window, space for washing machine, low level WC, vanity wash hand basin, radiator, tiled floor.



### **FIRST FLOOR LANDING**

Double glazed window, stairs to second floor, radiator, doors to:

### **BEDROOM 1**

17' 10" x 9' 9" (5.44m x 2.97m) Double glazed bay window to front, wall mounted fitted wardrobes, radiator, door to:

### **ENSUITE**

Double glazed window, large walk in shower, vanity wash hand basin, WC, heated towel rail.

### **BEDROOM 2**

11' 11" x 10' 7" (3.63m x 3.23m) Double glazed window, radiator.

### **BATHROOM**

Double glazed window, shower cubicle, vanity wash hand basin, low level WC, heated towel rail.

### **SECOND FLOOR LANDING**

Door to.

### **BEDROOM 3**

14' 4" x 13' 10" (4.37m x 4.22m) Velux windows with views towards Lancing college, radiator and Velux window with views towards the sea.

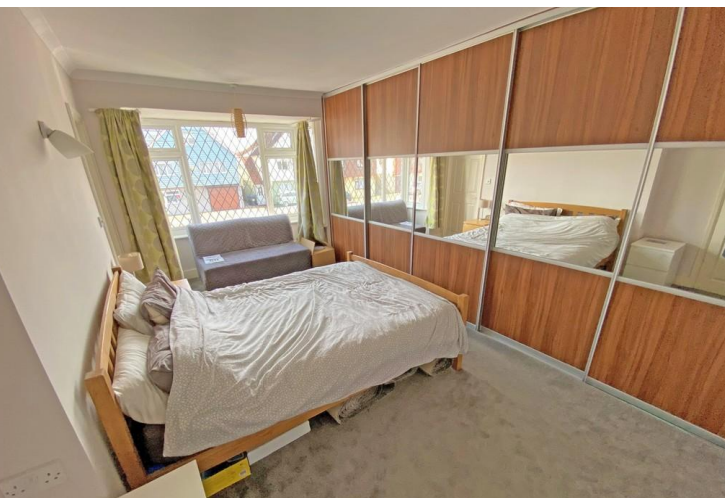
### **REAR GARDEN**

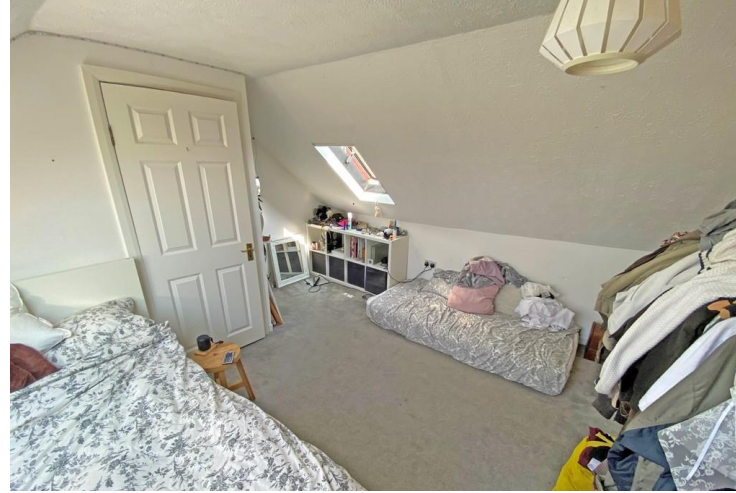
Patio area, decking to rear affording a secluded seating area with pergola. Remainder laid to lawn with shingle borders, timber shed.

### **FRONT GARDEN**

Affording off road parking for several vehicles. Raised borders housing a variety of mature flowers and shrubs.



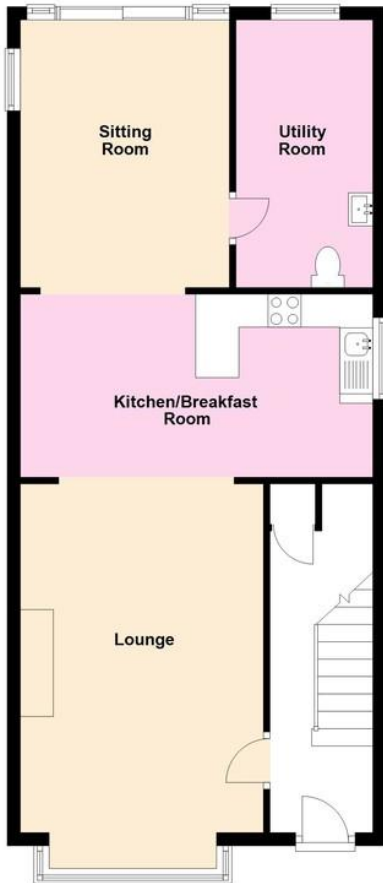








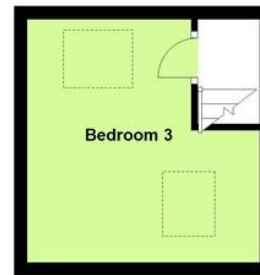
**Ground Floor**



**First Floor**



**Second Floor**



Total area: approx. 1312.6 sq. feet

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

**COUNCIL TAX BAND**

Tax band C - £1,982.85 per annum  
(2023/2024)

**TENURE**

Freehold

**LOCAL AUTHORITY**

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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**Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.**