



254 Brighton Road, Lancing, West Sussex BN15 8LH

**£1,900 Per month**

Middleton Estates are delighted to offer this unique detached house overlooking Widewater Lagoon, offering versatile accommodation over 2 floors with potential to add a third floor subject to planning. Individually designed, you enter the property at street level, with the ground floor offering 2 bedrooms, utility room, shower room and access to integral double garage. Upstairs the open plan living room has picture windows and patio doors opening onto the rear garden and benefits from stunning panoramic views as well as offering 2 further bedrooms, bathroom, kitchen, study and family room. The rear garden has direct access into Widewater Lagoon, facing due south and has a sunken swimming pool and raised patio. - Double garage not included in this rental.

Located on the Brighton Road, on the Shoreham / Lancing boundary, comprehensive shopping facilities can be found within a 10 minute walk to Shoreham as well as ideal commuting options via train or car both east and west.

6-9 Month Let ONLY

**Entrance Hall**

**Double Garage**

**Bedroom 4**

8'11 x 8'11 (2.72m x 2.72m)

**Bedroom 3**

12'2 x 8'11 (3.71m x 2.72m)

**Utility Room**

10'05 x 4'6 (3.18m x 1.37m)

**Ground Floor Shower Room**

**First Floor (Level Ground At The Rear)**

**Sitting Room**

18'9 x 17'5 (5.72m x 5.31m)

**Bedroom 1**

15 x 10'11 (4.57m x 3.33m)

**Bedroom 2**

15 x 8'9 (4.57m x 2.67m)

**Bathroom**

**Study**

9'9 x 9 (2.97m x 2.74m)

**Family Room**

20'08 x 10'8 (6.30m x 3.25m)

**Kitchen 11'7 x 8'11**

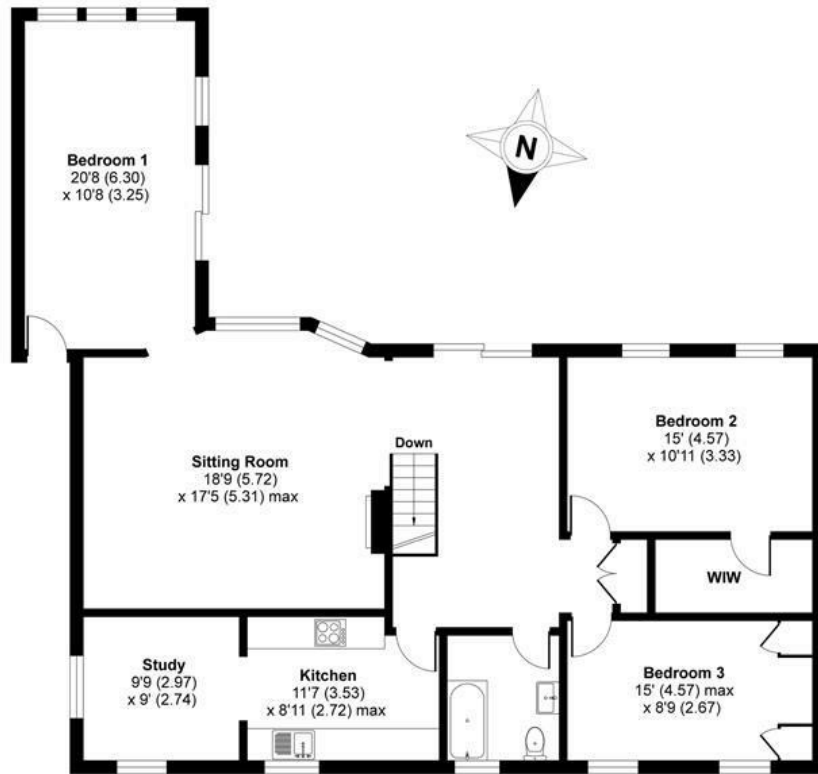




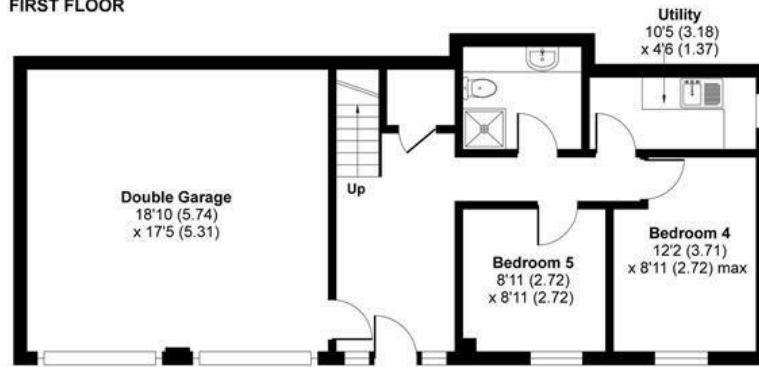
# Brighton Road, Lancing, BN15

Approximate Area = 2191 sq ft / 204 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2020. Produced for Middleton and Co Estates Limited. REF: 653157



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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