



Penhill Road

Lancing

mishons

Situated just moments from the seafront, this well-proportioned four-bedroom, two-bathroom home on Penhill Road offers generous accommodation arranged over three floors, perfectly positioned just moments from Lancing Beach and the popular Perch café

The ground floor welcomes you via an entrance porch leading into a bright and expansive living and dining room, creating an excellent space for both everyday family life and entertaining. To the rear, the separate kitchen provides practical workspace and direct access, with a layout that naturally connects the main living areas while maintaining definition between rooms.

The first floor comprises two well-sized double bedrooms alongside a family bathroom fitted with both bath and sanitaryware, offering comfortable accommodation for family or guests.

The second floor adds further versatility, featuring two additional bedrooms and a second bathroom, making this level ideal for older children, visitors, or a dedicated home office space. The layout lends itself well to modern flexible living arrangements.

Externally, the property benefits from a private driveway providing off-road parking, a valuable feature in this desirable coastal setting. The garden is an easy to manage space to entertain friends and family in the summer months.

With the beach at the end of the road and the renowned Perch café nearby, this home combines generous internal space with an enviable lifestyle location – perfect for those seeking a balance of seaside living and practical family accommodation. Lancing train station is less than a 10 minute walk away with its direct trains to Brighton and London.

Key Features

- Four bedrooms arranged over three floors
- Two bathrooms
- Spacious living/dining room
- Separate kitchen
- Private driveway with off-road parking
- Moments from Lancing Beach and The Perch café
- Flexible layout ideal for families or home working

➤ *Guide Price* £450,000

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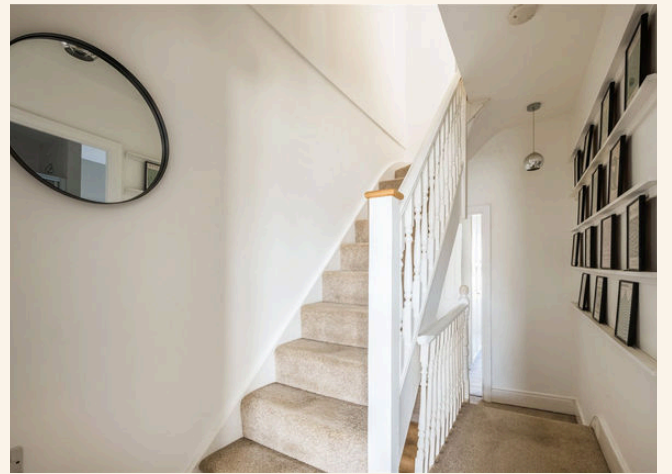
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TOTAL FLOOR AREA:

109.8 sqm / 1182 sqft

53 Penhill Road, Lancing

Approximate Gross Internal Area = 109.8 sq m / 1182 sq ft
(Excluding Eaves)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286175)



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