



**WEDGE ESTATES**

Sales & Lettings

**Brighton Road  
West Sussex BN15 8HU**

**£875,000**



Wedge Estates are proud to present this impressive detached waterfront home with Spectacular far-reaching coastal views, this is just one of the many benefits enjoyed by this beautifully presented detached waterfront family home. The property provides an impressive array of accommodation and is currently arranged as a principal four bedroom main residence with an additional adjoining self contained ground floor two-bedroom annexe apartment. Further scope exists if required, to increase the accommodation subject to the usual consents. Offering great flexibility, the property is suited to a variety of differing lifestyles whether as a home/work place, income generator, relative facilitator or simply as a single, substantial family home. One of the main features of the property is undoubtedly its location; the property has direct waterfront access and mooring onto the Widewater lagoon nature reserve. The property commands stunning views across the lagoon to Brighton and on a clear day as far as the Seven Sisters. This is a fantastic opportunity to acquire an exclusive home close to Shoreham by Sea with its variety of restaurant's bars, shops, cafes, and Mainline railway station, with its direct links to London, Brighton and Portsmouth. Overall, this is a uniquely positioned property providing great flexibility in terms of lifestyle choices, that simply needs to be viewed to be fully appreciated.

**Unique Detached Waterfront Home**

**Six Bedrooms And Three Bathrooms**

**Uninterrupted views over Widewater Lagoon**

**Magnificent Sea and coastal Views Over Brighton to Seven Sisters**

**Decked Rear Garden**

**Garage With Electric Up And Over Door**

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## ACCOMMODATION

### Ground Floor Entrance

Stairs to first floor

### Landing 13' 5" x 12' 1" (4.09m x 3.68m)

Stairs to both ground and second floor, window to side, under stairs storage.

### FIRST FLOOR:

#### Living / Dining Room 24' 5" x 10' 9" (7.44m x 3.27m)

Large open plan living diner with Georgian doors opening to a second reception room with feature fireplace with cast iron surround and gas coal effect fire full height window and patio doors to rear with views.

#### 2nd Reception Room 24' 2" x 9' 5" (7.36m x 2.87m)

Window to side, built in bookcases, doors leading from and open plan onto the living/dining room.

#### Inner Hallway 8' 2" x 3' 6" (2.49m x 1.07m)

Doors to office, bedroom 2 and bathroom

#### Office / Bedroom 9' 10" x 4' 9" (2.99m x 1.45m)

Currently used as an office, stained glass window

#### Bathroom 12' 3" x 9' 11" (3.73m x 3.02m)

Modern recently refitted bathroom suite, box bay window and separate shower cubicle

#### Bedroom Two 13' 10" x 10' 2" (4.21m x 3.10m)

Large double bedroom with box bay window to front and window to side

#### WC 5' 3" x 2' 10" (1.60m x 0.86m)

Fitted WC with wash hand basin and storage cupboard housing the boiler

#### Bedroom Three 17' 2" x 13' 5" (5.23m x 4.09m)

Large double bedroom and box bay window to front

#### Kitchen 13' 5" x 10' 9" (4.09m x 3.27m)

Modern fitted kitchen with white handleless units, recessed down lights and under cupboard lighting, windows to rear with views over the widewater lagoon and window to side

### SECOND FLOOR:

**Master Bedroom 19' 2" x 15' 4" (5.84m x 4.67m)** Velux window to front and patio doors to balcony with direct sea views

**Ensuite 8' 9" x 3' 1" (2.66m x 0.94m)** Fitted WC, wash basin and shower cubicle



**Walk In Wardrobe 6' 10" x 6' 3" (2.08m x 1.90m)**

**Terrace:** Large balcony overlooking the widewater lagoon with direct sea views along to Brighton and the south down

**The property also benefits from a self-contained two-bedroom ground floor apartment**

#### Entrance Hall

**Kitchen 9'10 x 9'3 (2.99m x 2.82m)**

**Bathroom 9'9 x 4'7 (2.97m x 1.40m)**

**Bedroom One 10'3 x 7'11 (3.12m x 2.41m)**

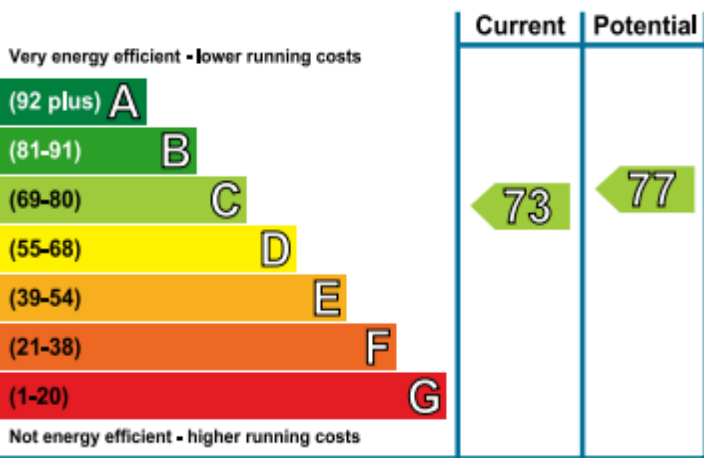
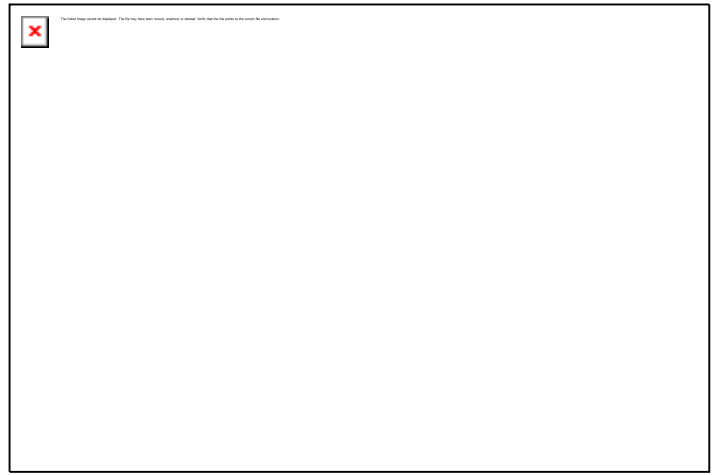
**Bedroom Two 10'2 x 5'11 (3.10m x 1.80m)**

**Living Dining Room 24'6 x 9'4 (7.46m x 2.84m)**

**Rear Garden: Pebbles and gate to front**

**Garage 19'3 x 13'5 (5.86m x 4.09m)** Electric up and over door



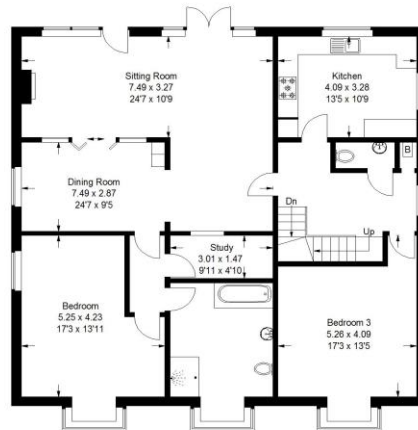


Brighton Road, Lancing, BN15 8LL

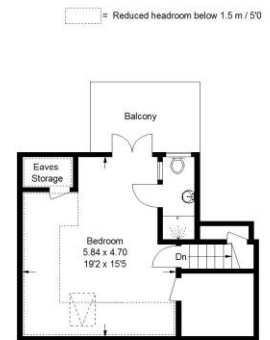
Approximate Gross Internal Area (Including Reduced Headroom) /  
 Excluding Eaves Storage)  
 237.1 sq m / 2552 sq ft  
 Garage = 18.6 sq m / 200 sq ft  
 Total = 255.7 sq m / 2752 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2017