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2 Ring Road  
Lancing BN15 0QF  
Guide price  
£1,000,000



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One of the finest homes in North Lancing brought to the market in recent years. \*TAKE OUR VIDEO TOUR TO SOAK UP THE AMBIENCE AND TAKE IN THE LOCATION\* A stunning contemporary home in an elevated location close to the South Downs National Park with spectacular views of the surrounding area across to the coastline.



This individual property is arranged on four levels and has been built to a high specification throughout. Ground floor is arranged as 11m x 7.5m South facing open plan living/kitchen with Bosch fitted appliances and bi-fold doors leading out to a full width decked terrace. Also on this level is a study and cloakroom. The first floor (entrance level) has a bright welcoming reception hall, cinema room and bedroom with ensuite. The entire second floor is arranged as a 11 metre master bedroom suite with twin dressing rooms and a large bathroom/shower room. French doors lead out to a sensational 11 metre balcony with panoramic views across to the coastline. To complete the accommodation the top floor has three further double bedrooms and a bathroom.

An in-out driveway provides parking for several vehicles and gives access to a large integral garage. The good size South facing rear garden has been landscaped to provide a full width decked terrace with stairs leading to a lawned area bounded by conifer borders.

There are numerous notable features to mention in this residence but they do include double glazed units, gas fired central heating with under flooring heating to the living/kitchen and quality floor coverings throughout. In addition there is a central speaker system compatible with Apple AirPlay, cable TV, CCTV and LED lighting.

North Lancing borders the South Downs National park with easy access to the A27 (Brighton 8 miles) and Brighton City Airport at Shoreham just 2 miles away. Lancing railway station has a direct line to London Victoria. Quality independent schools nearby include Lancing College and Sompting Abbots.

Double glazed door into:

**Spacious Reception Hall**  
Radiator.

**Cinema Room** 4.41m x 3.63m (14'6" x 11'11")  
Radiator. Raised seating area. Retractable screen. Acoustic panels.

**Bedroom 5** 4.2m x 2.84m (13'9" x 9'4")  
Radiator. Door through to:

**Ensuite Shower Room**  
Fully tiled double width shower enclosure. Vanity unit with ceramic sink. Wc with soft close seat and concealed cistern.

**Ground Floor Hall**

**Cloakroom**

Vanity unit incorporating sink, wc with soft close seat and concealed cistern.

**Study** 2.68m x 2.00m (8'10" x 6'7")  
Full length work station.

**Stunning Open Plan Living/Kitchen** 11.08m x 7.57m (36'4" x 24'10")  
South aspect. Double glazed French doors leading out to terrace. Superb range of white gloss units comprising base units, high level storage cabinets and two pull out larder units. Wooden work surfaces with inset drainer. Central peninsular with inset five ring Bosch gas hob with extractor over. Two built in Bosch ovens, integrated Bosch microwave and Bosch coffee machine. Integrated dishwasher. Built in under stairs storage cupboard. Bi-folding doors leading out to terrace. Under flooring heating and speaker system.

**First Floor Landing**

**Master Bedroom Suite** 11.08m x 3.95m (36'4" x 13'0")  
Radiator. Double glazed French doors leading out to full width balcony. His and hers walk in dressing rooms. Speaker system.

**Ensuite Bathroom/Shower Room**

Fully tiled full width shower enclosure with glazed screen and rainwater shower head. Bath. Vanity unit with inset sink. Wc with enclosed cistern. Two ladder radiators.

**Balcony** 11.29m (37'0")  
Sensational South facing balcony. Decked flooring. Aluminium hand rails with glazed panels. Having superb views across the surrounding area to the coast.

**Second Floor Landing**

South aspect with sea views. Built in linen cupboard. Access to roof space.

**Bedroom 2** 5.27m x 3.69m (17'3" x 12'1")  
Double aspect with sea views. Radiator. Built in wardrobe cupboards. Speaker system.

**Bedroom 3** 4.50m x 3.44m (14'9" x 11'3")  
South aspect with sea view. Radiator. Speaker system.

**Bedroom 4** 4.46m x 2.87m (14'8" x 9'5")  
Double aspect. Radiator.

**Bathroom**

Part tiled walls. Panelled bath with shower over and glass shower screen. Pedestal wash hand basin. Wc with soft close seat. Heated towel rail.

**Outside**

**In-Out Brick Paved Driveway**  
Providing parking for several vehicles.

**Integral Garage** 6.16m x 4.55m (20'3" x 14'11")  
Electric roller door. Electric consumer units. Water tap. Power points. Double glazed window. Baxi gas fired central heating boiler. Stainless steel drainer inset in wooden working surface. Space and plumbing for appliances beneath. Strip lighting.

**South Facing Rear Garden**

Laid principally to lawn with conifer borders. Full width decked terrace with twin planters and outside lighting. Side pedestrian access. Summer house with two pairs of French doors opening out to the garden.

DRAFT VERSION 1

**Tenure**  
Freehold

**Council Tax Band**

**Local Authority**

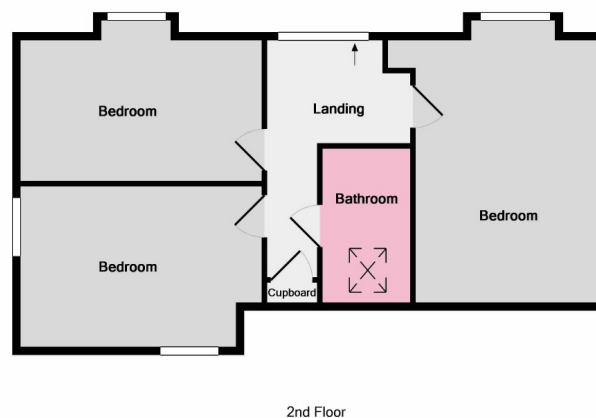
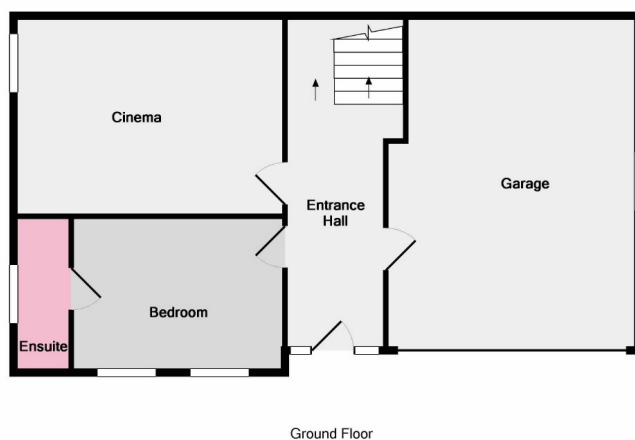
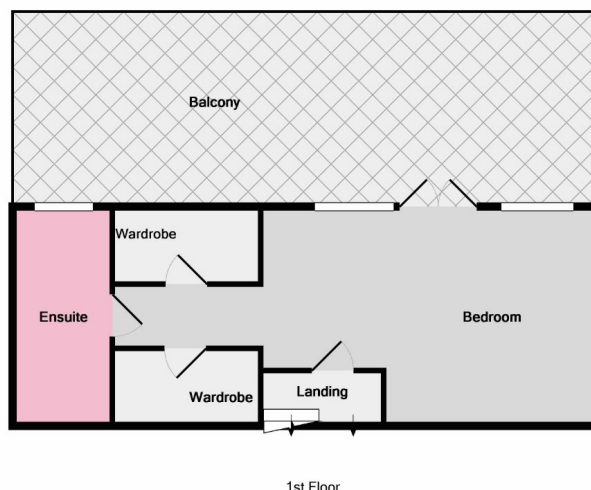




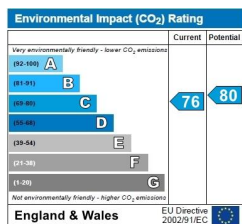
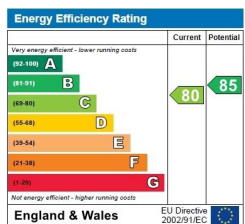








Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract.

The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

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