

Robert
Luff & Co

Brighton Road, Lancing

Freehold - Offers In Excess Of £840,000



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C



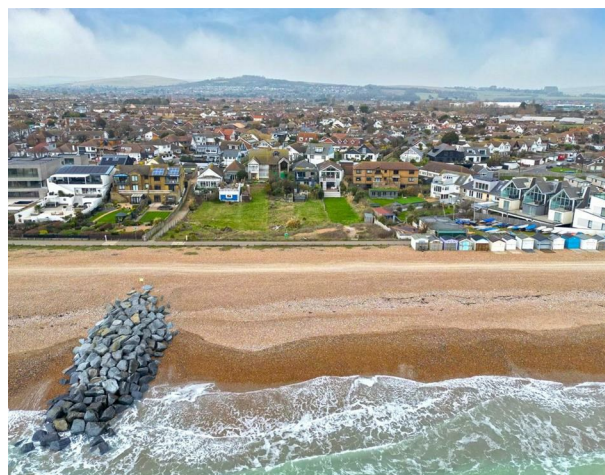
Description

Robert Luff & Co are delighted to present this unique detached seaside residence, enviably located on Lancing seafront backing directly onto the promenade and beach. The impressive accommodation comprises: 44ft lounge/dining room with stunning views and bi-fold doors leading onto a South facing sun terrace, well appointed contemporary kitchen with integrated appliances, double bedroom with en-suite bathroom, two further generous bedrooms, Jack and Jill shower room, lower ground floor, master suite with walk in wardrobe and further en-suite shower room, cellar/storage room with hot water cylinder and space for tumble dryer. Outside, there are attractive gardens stretching to the beach, a further cellar and off street parking for two cars. VIEWING ESSENTIAL!!



Key Features

- Detached Seaside Residence
- Three Bathrooms
- Fantastic Gardens Backing Onto Beach
- Walk In Wardrobe From Primary Bedroom
- EPC: C
- Four Good-Sized Bedrooms
- Fitted Kitchen
- Off Street Parking
- Useful Cellar Areas
- Council Tax Band: E



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Entrance Porch

Windows and inner door opening into:

Lounge/Dining Room

13.49m x 5.56m max narrowing to 3.10m (44'3" x 18'3" max narrowing to 10'2")

Bi fold doors to rear opening onto terrace, coving, feature fireplace surround, 2x radiators.

Kitchen

4.93m x 2.26m (16'2" x 7'5")

Double glazed window to side. Range of fitted wall & base level units, stone worksurfaces incorporating stainless steel sink unit with mixer tap, integrated double oven, five burner gas hob with electric extractor hood over, two fridges and freezer, upright radiator, downlighters, extractor fan.

Bedroom

6.86m x 2.44m (22'6" x 8')

Double glazed bay window to front, double glazed window to side, coving, radiator. Bathroom area comprising: P-shaped bath with mixer tap & shower over, vanity unit with inset wash hand basin, close coupled WC, part tiled walls.

Bedroom

5.69m x 2.49m (18'8" x 8'2")

Double glazed window to rear with sea views, downlighters, coving, radiator.

Bedroom

2.74m x 2.44m (9' x 8')

Double glazed bay window to front, radiator.

Shower Room

Double glazed window to side. Fitted suite comprising: Shower enclosure with shower, combination WC & storage, wash hand basin, fully tiled walls, ladder radiator, extractor fan.

Lower Ground Floor

Bedroom

5.28m x 3.89m (17'4" x 12'9")

Double glazed French doors and windows to rear, coving, downlighters.

En-Suite

Walk in shower, wash hand basin with mixer tap, close coupled WC, ladder radiator, fully tiled walls & floor, extractor fan.

Walk In Wardrobe

Sliding doors to concealed hanging space. Door opening to storage area housing central heating boiler.

Utility/Storage Space

4.06m x 4.04m max (13'4" x 13'3" max)

Hot water cylinder, space for tumble dryer, downlighters.

Outside

South Facing Rear Garden

Terrace with stunning views, stairs leading down to artificial grass area, deck area with timber balustrade, side access. Gate leading through to large lawn backing down to the promenade and beach.

Parking

Ample parking for 2 vehicles.

Cellar

Accessed from front, under house storage.





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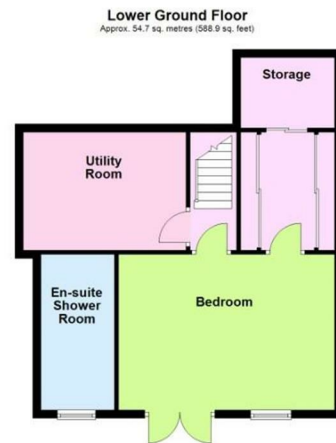
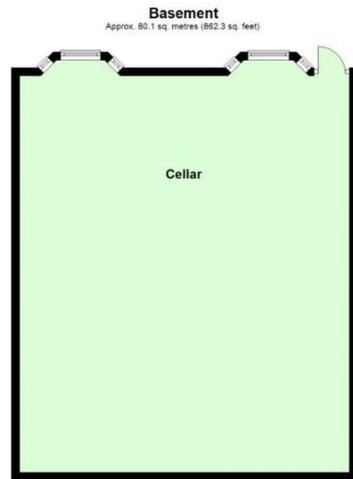


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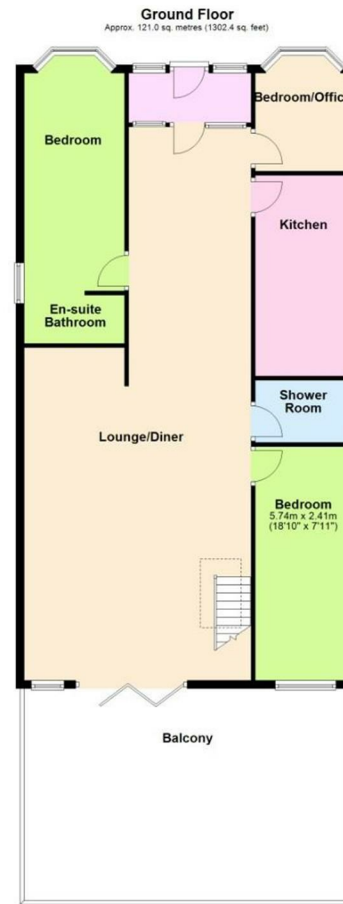
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Floor Plan Brighton Road



Total area: approx. 255.8 sq. metres (2753.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(12-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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