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Description

GUIDE PRICE £800,000 - £850,000 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
- Four Good-Sized Bedrooms
- Three Bathrooms
- Fitted Kitchen
- Fantastic Gardens Backing Onto Beach
- Off Street Parking
- Walk In Wardrobe From Primary Bedroom
- Useful Cellar Areas
- EPC: C
- 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.

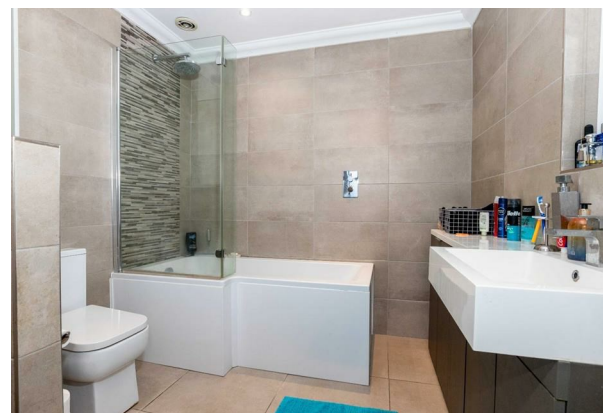
Outside

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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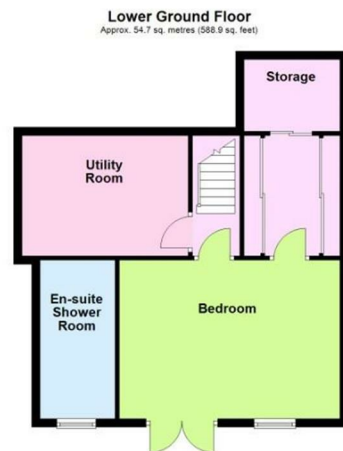
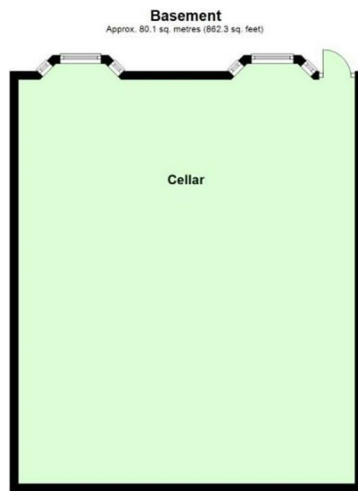


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Floor Plan Brighton Road



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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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