



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



46a Brighton Road

, Lancing, BN15 8ET

Guide price £775,000

Freehold Council Tax Band F



Direct beach access, superb sea views, and versatile accommodation to accommodate any growing family. James & James Estate Agents are delighted to bring to the market this superb beach front family home offered for sale in superb condition throughout.

In brief the accommodation comprises spacious entrance porch into entrance hall, three ground floor bedrooms with the master bedroom boasting a solarium which in turn connects to bedroom two. There is also a luxury refitted ground floor shower room. To the first floor there is a spacious landing, lounge enjoying stunning views across the garden and out to sea with French doors opening on to the dining room which in turn has an enclosed balcony also boasting exceptional views.

There is a modern fitted kitchen, shower and utility room and a large storage cupboard. To the lower ground floor is a superb basement with enclosed cellar being an ideal space to store paddle boards, windsurfs and all sea faring equipment.

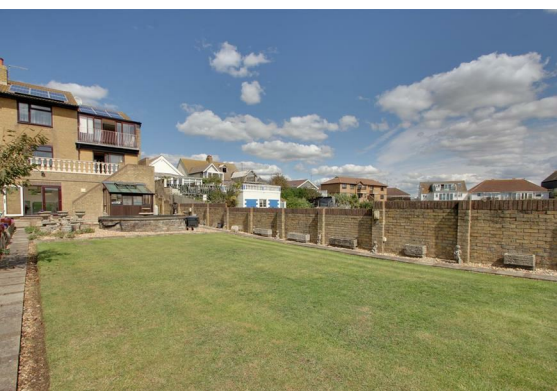
There are two garages both with up & over doors as well as additional parking. Other benefits include gas central heating and double glazing, and views that are second to none.

Situated on Brighton Road, with the garden giving direct beach access the property is ideally located with buses passing frequently and being ideally nestled between Shoreham-by-Sea and Lancing, both with mainline railway stations giving access to major towns and cities.

Enclosed porch
8'12 x 6'0 (2.44m x 1.83m)

Entrance hall
11'4 x 6'3 (3.45m x 1.91m)





- Master bedroom with a range of fitted wardrobes
18'1 x 10'10 (5.51m x 3.30m)
- Enclosed garden room/solarium
12'6 x 6'8 (3.81m x 2.03m)
- Veranda
- Bedroom two
12'3 x 11'1 (3.73m x 3.38m)
- Bedroom three with fitted wardrobes
11'4 x 8'2 (3.45m x 2.49m)
- Ground floor shower room
6'1 x 7'3 (1.85m x 2.21m)
- Spacious first floor landing
- Lounge with exceptional sea views
18'0 x 13'3 (5.49m x 4.04m)
- Dining room
13'0 x 11'3 (3.96m x 3.43m)
- Enclosed sun balcony
12'6 x 6'0 (3.81m x 1.83m)
- Modern fitted kitchen
12'0 x 11'0 (3.66m x 3.35m)
- Family shower, WC and utility room
12'7 x 7'7 (3.84m x 2.31m)
- Four tiered rear garden with direct access to beach
- Basement room
13'5 x 26'5 (4.09m x 8.05m)
- Inner cellar/store
14'0 x 17'5 (4.27m x 5.31m)
- Garage with remote controlled up & over door
19'0 x 10'0 (5.79m x 3.05m)
- Second garage with power and light
18'9 x 10'5 (5.72m x 3.18m)
- Off road parking for one further vehicle

Floor Plan



Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

