



Church Lane | Lancing | West Sussex | BN15 0AZ






A unique and exciting opportunity to own a piece of history. Offering a Grade II listed five/six bedroom detached home dating back to the 18th/19th century in parts & offering a wealth of original features. Additional benefits include 5 acres of land including walled garden, tennis court & swimming pool.

A home of **style & sophistication**






A chance to own a part of history





Property details: Church Lane | Lancing | BN15 0AZ

Key features:

- Five/Six Bedroom Detached Grade II Listed Home
- 5 Acres Of Land
- Tennis Court
- Indoor Swimming Pool
- 4/5 Reception Rooms
- Range Of Outbuildings
- Double Carport
- Generous Coach House
- Lapsed Planning Permissions 2 Bed Cottage
- Viewing Is A Must



Swimming Pool, Tennis Court and 5 Acres

INTERNAL

A rare and exciting opportunity to purchase a piece of history, dating back to the 18th century, being full of history and providing a wealth of original features throughout. Sompting Peveril was listed in Norman times and then inherited down the Peveril family becoming a Vicarage and then being rebuilt in the 1720s.

Internally the property comprises of a generously proportioned grand entrance hall with feature fireplace and doors lead to all principle reception rooms and the kitchen/breakfast room. On the ground floor there is a study/office, which could also be used as a sixth bedroom if required, drawing room being L shaped with space for a family room and additional furniture. The dining room is a beautifully set up room with feature fireplace and room for a substantial dining table and chairs. The kitchen/ dining room provides feature breakfast bar with a door leading straight in to the dining room but also a laundry room. With built in oven, solid worktops and cupboards and an extra space for dining furniture, this room is bright and airy. Other rooms on the ground floor include a wc, games room, coach house and a conservatory with indoor pool and changing room.

On the first floor there are five further double bedrooms, family bathroom, generously proportioned landing/reading area, which is currently being used as a further lounge area incorporating sofa and tv. There is also a Jack and Jill shower room which is shared between two of the bedrooms, one of

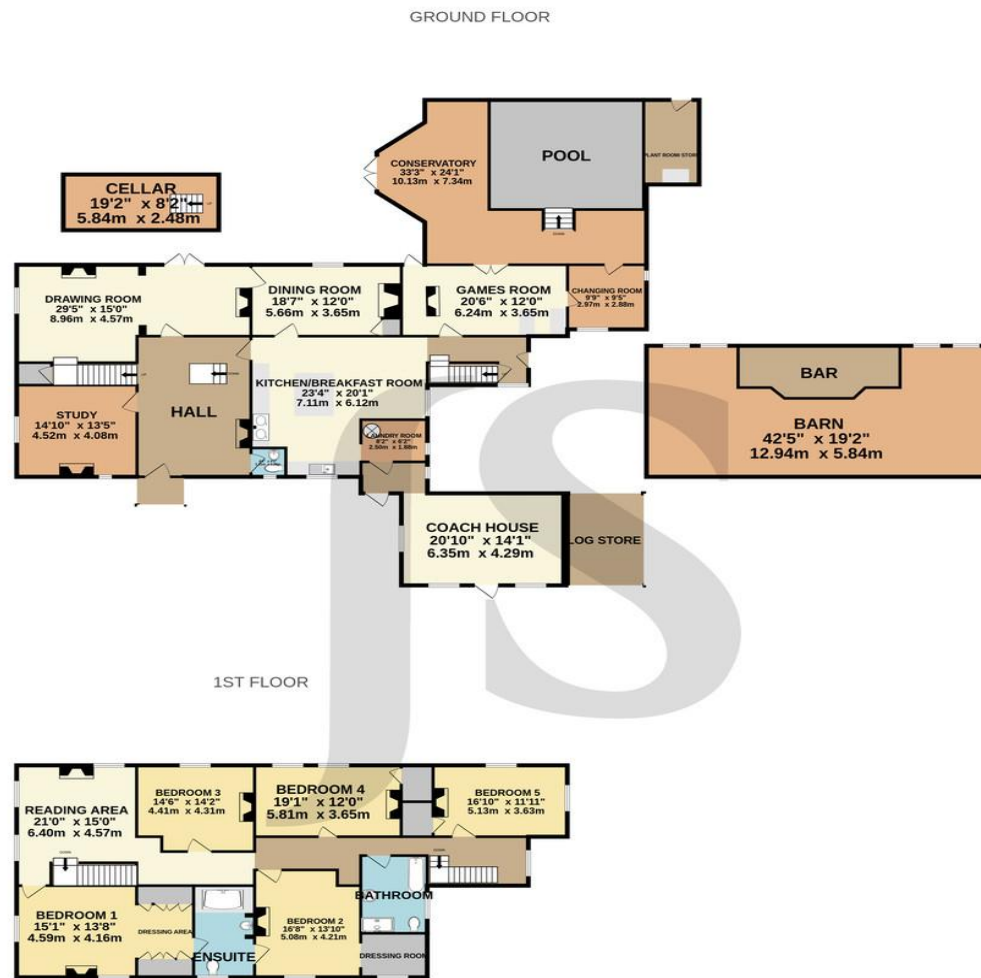
which has a walk in dressing room and both which benefit views over the land.

EXTERNAL

The property is unique in so much that there are approximately 5 acres of land and off road parking to the front. The current vendor has installed in the region of 10,000 trees, there is a fully stocked pond suitable for fishing and a space for a vegetable plot/green house and even bee keeping! The land would also be suitable for keeping of horses/pigs or other livestock. There is a tennis court and a more formal area of garden being wall enclosed and would make a perfect football pitch for the younger family members. Alfresco dining and parties, this would make an incredible social space in the spring and summer months, offering a Westerly aspect.

SITUATED

Being situated in a private and secluded location without direct neighbours due to the size and nature of the land, the property is within very easy reach of the A27 to provide coast links to Brighton and also Worthing.



Property Details:

Floor Area: – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band TBC

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.