



9 Shopsdam Road | | Lancing | BN15 8ES



ESTATE AGENT



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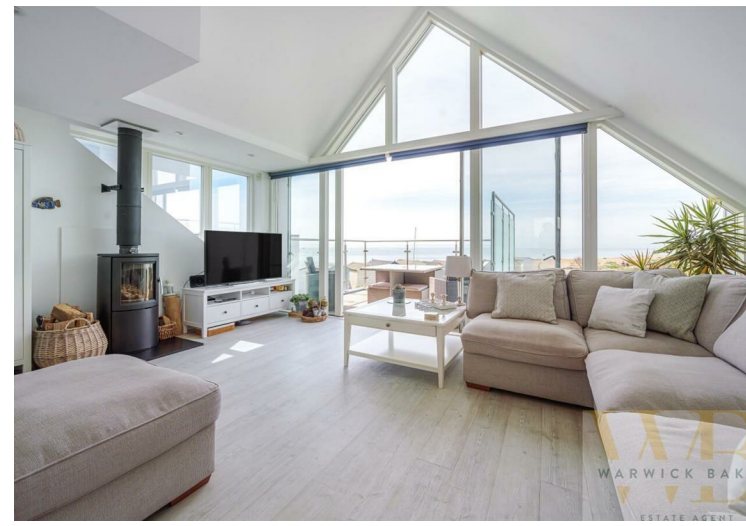
Offers In Excess Of £899,999

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS TRULY STUNNING AND CONTEMPORARY BEACHFRONT HOUSE ONE OF THREE UNIQUE AWARD-WINNING PROPERTIES HAVING BEEN BUILT IN 2015 LOCATED BETWEEN BRIGHTON & WORTHING. THIS IS A MUST-SEE HOUSE ARRANGED OVER FOUR LEVELS WITH PANORAMIC VIEWS SPANNING FROM SEVEN SISTERS TO WORTHING PIER PROVIDING SUNRISES & SUNSET EXPERIENCES; FURTHERMORE, ITS IS ECO-FRIENDLY PROVIDING NATURAL ENERGY WITH AIR HANDLING, HUMIDITY AND HOT WATER UNITS.

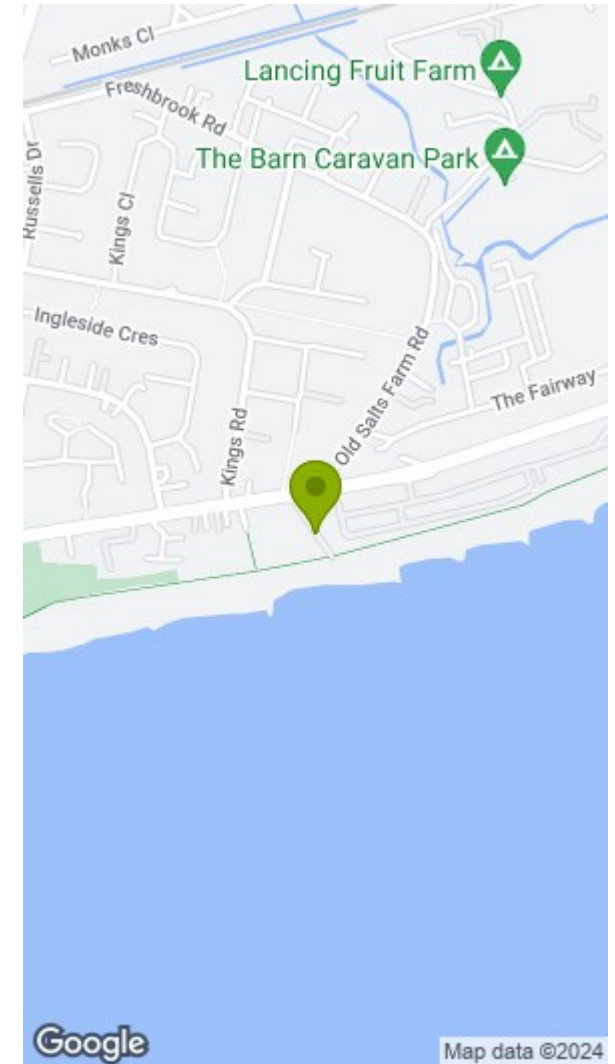
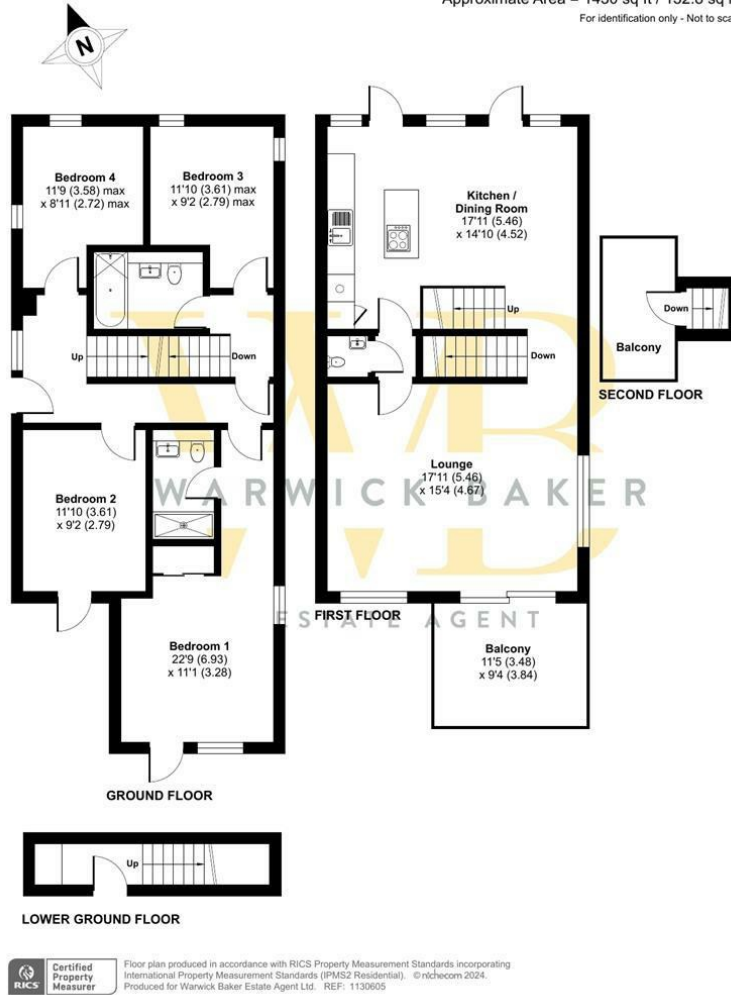
INTERNALLY, THERE IS THE MAIN ENTRANCE ON THE GROUND FLOOR GIVING ACCESS TO ALL FOUR BEDROOMS, WITH THE MASTER BEDROOM BEING DUAL ASPECT WITH ACCESS TO THE SOUTH/WEST SUN TERRACE AND VIEWS TO THE BEACH AND SEA; ALSO HAVING

- AWARD WINNING DESIGN 2015
- STUNNING PANORAMIC VIEWS
- FOUR BEDROOMS
- TWO BATHROOMS
- 17'11 X 15'4 WESTERLY FACING LIVING ROOM WITH VIEWS
- 17'11 X 14'10 KITCHEN DINING ROOM EASTELY VIEWS
- CAR PORT, PARKING FOR TWO CARS
- AMZING LOCATION ON LANCING BEACH
- THE PROPERTY MUST BE VIEWED TO BE APPRECIATED
- PLEASE CALL 01273 461144



Shopsdam Road, Lancing, BN15

Approximate Area = 1430 sq ft / 132.8 sq m
For identification only - Not to scale



Disclaimer

- * These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- * All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- * All measurements are approximate

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		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) 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