



Creek Cottage Coombes Road | | Lancing | BN15 0RJ

**WB**  
WARWICK BAKER  
ESTATE AGENT





## Creek Cottage Coombes Road | | Lancing | BN15 0RJ

Offers In Excess Of £1,250,000

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NESTLED WITHIN THE SERENE SOUTH DOWNS NATIONAL PARK, CREEK COTTAGE IS A LUXURIOUS DETACHED RESIDENCE BOASTING BREATHTAKING PANORAMIC VIEWS OVER THE RIVER ADUR AND THE PICTURESQUE SOUTH DOWNS.

THIS EXCEPTIONAL PROPERTY PRESENTS A RARE OPPORTUNITY TO ACQUIRE A PRESTIGIOUS COUNTRYSIDE RETREAT WITH A WEALTH OF AMENITIES AND UNIQUE FEATURES. AMAZING VALUE FOR 5,108 SQ FT GROSS INTERNAL FLOOR AREA, EQUATES TO £284/SQ FT ( £.056/SQM ) \* BASED ON GUIDE PRICE \*

- THE ULTIMATE PARTY HOUSE
- IMPECCABLY PRESENTED WITH A MIX OF MODERN LUXURY AND TRADITIONAL CHARM
- ADJACENT TO THE PRESTIGIOUS LANCING COLLEGE AND SURROUNDED BY BEAUTIFUL COUNTRYSIDE
- STUNNING VIEWS OF THE RIVER ADUR AND SOUTH DOWNS NATIONAL PARK
- EXTENSIVE SPEAKER SYSTEM BOTH INTERNAL AND EXTERNAL
- INTEGRAL GARAGE WITH MOTORISED GARAGE DOOR, LARGE PRIVATE BLOCK DRIVEWAY WITH ELECTRIC GATES FOR CONVENIENCE AND SECURITY



#### MAIN HOUSE DETAILS:

• **PRINCIPAL BEDROOM**  
STEP INTO LUXURY IN THE PRINCIPAL BEDROOM FEATURING A WALK-THROUGH DRESSING ROOM, LARGE BALCONY WITH PANORAMIC VIEWS OVER THE SOUTH DOWNS AND RIVER ADUR AND A STUNNING EN-SUITE BATHROOM FOR THE ULTIMATE RELAXATION WITH A STEAM ROOM / HANSGROHE CEILING SHOWER WITH BODY JETS, VAULTED STARLIT CEILING, BATH WITH AQUA VISION TV, UNDERFLOOR HEATING, HEATED MIRROR AND GEBERIT HEATED BIDET SENSOR FLUSH TOILET. THE PRINCIPLE BEDROOM ALSO HAS AN UPPER LOUNGE AREA AND BENEFITS FROM AIR CONDITIONING, OPTIMYST FIRE AND ELECTRIC BLINDS THAT ENHANCE COMFORT AND CONVENIENCE.

• **ADDITIONAL BEDROOMS:** THE MAIN HOUSE OFFERS A TOTAL OF 4 BEDROOMS WITH WELL-APPOINTED GUEST ROOMS.

• **INTERIOR FEATURES:** ENJOY THE ELEGANCE OF A CLIVE CHRISTIAN KITCHEN, UTILITY ROOM, DOWNSTAIRS CLOAKROOM WITH SENSOR TOUCH WC AND SINK, UNDERFLOOR HEATING TO KITCHEN AND HALL, AN INDOOR HEATED TILED SWIMMING POOL WITH A BARRISOL CEILING AND A SPA

FEATURING A STAR-LIT CEILING AND SHOWER AREA. LOUNGE IS OPEN PLAN WITH GLASS DIVIDE FROM KITCHEN WITH SEPARATE STUDY OFF LOUNGE POTENTIAL TO EXTEND THE FIRST FLOOR ACCOMMODATION AND POSSIBLE ADDITIONAL GARAGING, SUBJECT TO NECESSARY CONSENT.

**ADDITIONAL LIVING SPACE:**  
A DETACHED 2/3 BEDROOM LODGE WITH UNDERFLOOR HEATING, AN OPEN PLAN KITCHEN/ LOUNGE WITH DIMPLEX OPTIMYST FIRE, SHOWER ROOM PROVIDES ADDITIONAL ACCOMMODATION OR GUEST QUARTERS.

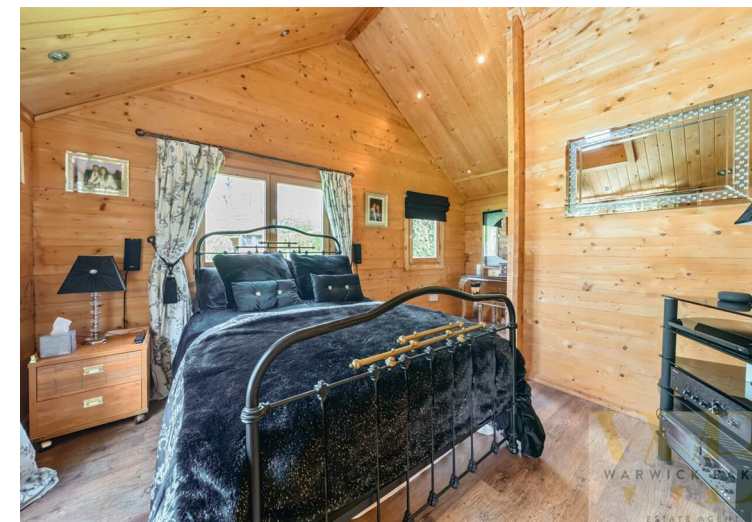
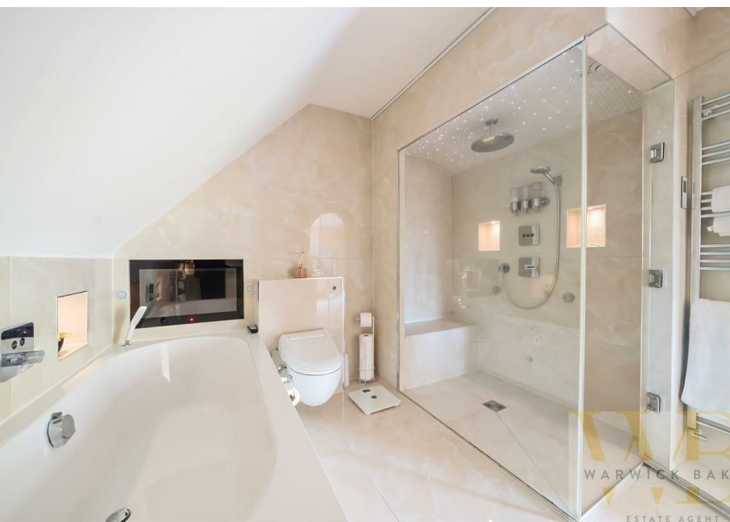
• **OUTDOOR OASIS:** THE EXPANSIVE 0.75-ACRE LANDSCAPED GARDEN OFFERS A ROCK POOL FOUNTAIN, OUTDOOR SPA, THATCHED PAGODA WITH COOKING FACILITIES, SURROUND SOUND AND TV, A TWO-STOREY PLAYHOUSE WITH A LEVEL DECK TRAMPOLINE, ARTIFICIAL GRASS AREA AND A 50-METRE ZIP WIRE FOR ENDLESS ENTERTAINMENT. IN ADDITION, THERE ARE THREE OUTBUILDINGS WHICH OFFER IDEAL STORAGE.

SITUATED IN A TRANQUIL SETTING YET JUST MINUTES AWAY FROM THE COAST AND LOCAL AMENITIES, CREEK COTTAGE OFFERS THE ULTIMATE

COUNTRYSIDE LIFESTYLE. THE PROPERTY IS ADJACENT TO LANCING COLLEGE AND IS WITHIN EASY REACH OF LANCING / SHOREHAM RAILWAY STATIONS PROVIDING DIRECT ACCESS TO BRIGHTON, WORTHING, AND LONDON. THE NEARBY A27 ENSURES CONVENIENT TRAVEL BY CAR TO NEARBY TOWNS AND CITIES. PERSONAL INSIGHTS: OWNED BY THE SAME FAMILY SINCE 1972, CREEK COTTAGE REPRESENTS A CHERISHED LEGACY AND A TRUE SANCTUARY FOR THOSE SEEKING A LUXURIOUS COUNTRYSIDE RETREAT WITH MODERN AMENITIES AND STUNNING NATURAL SURROUNDINGS.

EXPERIENCE THE EPITOME OF COUNTRYSIDE LIVING AT CREEK COTTAGE, WHERE EVERY DETAIL HAS BEEN METICULOUSLY DESIGNED TO OFFER UNPARALLELED COMFORT, LUXURY, AND TRANQUILITY. CONTACT US TODAY TO ARRANGE A VIEWING AND DISCOVER THE EXTRAORDINARY LIFESTYLE AWAITING YOU AT CREEK COTTAGE.

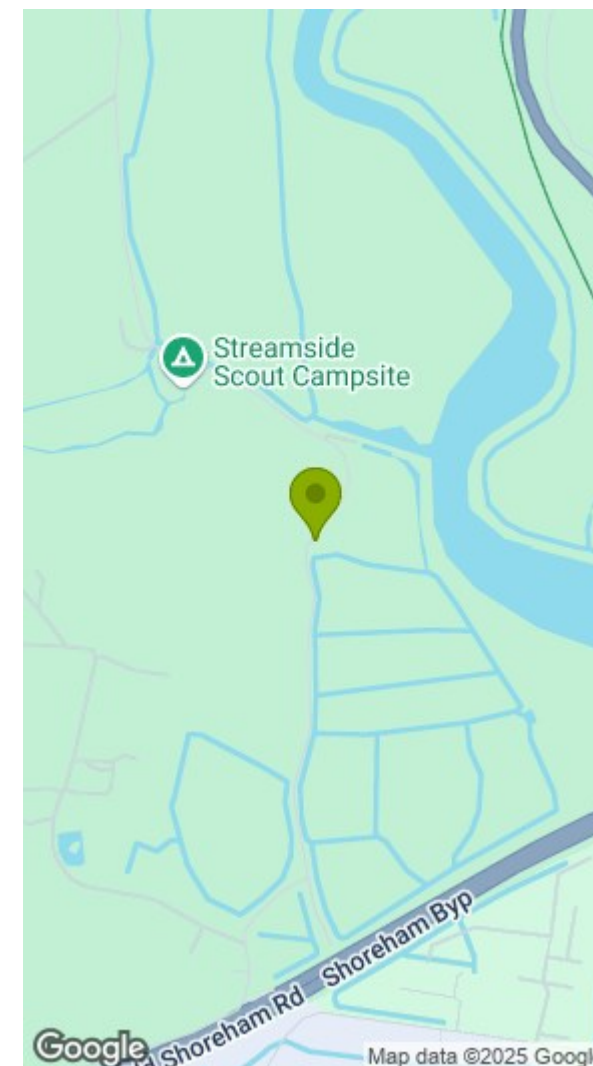
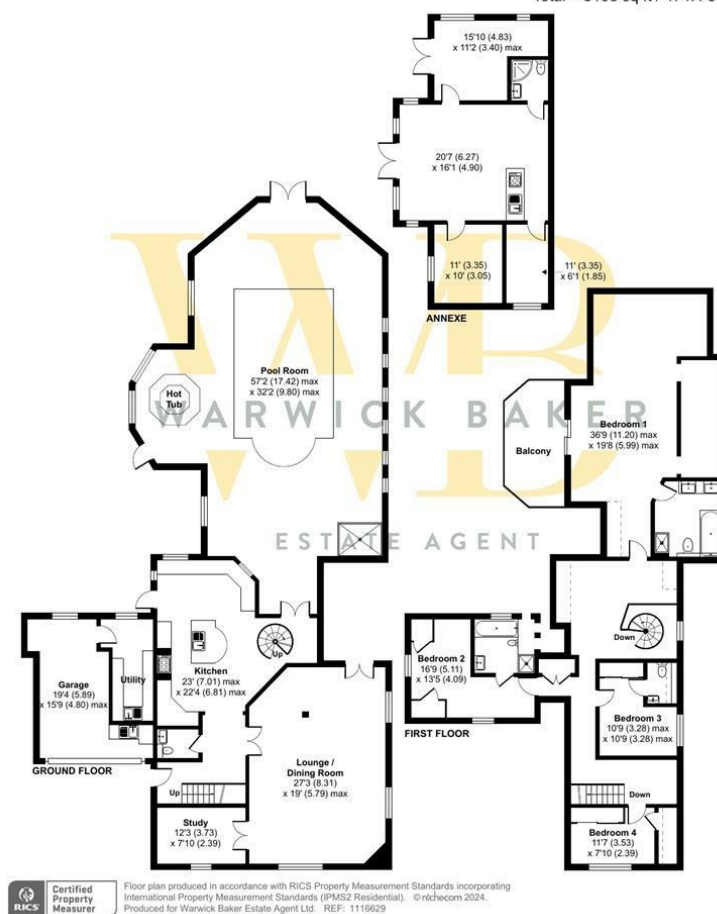
N.B Under the provisions of The Estate Agents Act 1979 Warwick Baker Estate Agents Ltd wish to declare that they have connected persons in the sale of this property.



## Coombes Road, Lancing, BN15

Approximate Area = 4123 sq ft / 383 sq m  
 Limited Use Area(s) = 68 sq ft / 6.3 sq m  
 Annexe = 701 sq ft / 65.1 sq m  
 Garage = 216 sq ft / 20 sq m  
 Total = 5108 sq ft / 474.4 sq m

Denotes restricted  
head height



### 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	