



104-106 Brighton Road, Lancing, BN15 8LW

ROWLAND
GORRINGE

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From £800,000

Rampion View is an impressive high end development located on the popular south side of Brighton Road. Five new contemporary houses which are a mixture of three and four bedroom houses with integral garages, driveway, rear terraced gardens that overlook the Wide Water Lagoon, all with superb and unrivalled direct sea views.

The houses are extremely light and bright, whilst being finished to a luxury standard throughout. Internally the houses boast Kahrs engineered wood flooring throughout, whilst the show house (plot 3) has premium woodpecker range engineered flooring. Deluxe bathrooms with Bathrooms with premium furniture by Sonas. The kitchens have Quartz work surfaces extending to breakfast bars, appliances from Neff or equivalent top-tier brands. The two principal bedrooms are south facing, with built in wardrobes and the most stunning sea views. The remaining bedrooms face the front. Outside there is off road parking, integral garage to the front, whilst the landscaped and tiered south facing gardens enjoys unobstructed sea/ beach views.

Further benefits include: Underfloor heating, powered by an air source heat pump, Fully electric, with no gas supply to any unit, Efficient mechanical ventilation system and solar panels for energy efficiency.

Plot 1) 3x Bed 173.4sqm / 1,867sq.ft
Plot 2) 4x Bed 192.2sqm / 2,145sq.ft
Plot 3) 4x Bed 192.2sqm / 2,145sq.ft
Plot 4) 4x Bed 192.2sqm / 2,145sq.ft
Plot 5) 3x Bed 173.4sqm / 1,867sq.ft

The property is situated on Lancing beach with views of the sea. Nearby Shoreham Beach is a water sports hotspot. The South Downs and Shoreham airport, with opportunities for private jet and helicopter travel, are also on the property's doorstep. Lancing train station is also close by, within a short walk, so getting to Worthing, Brighton or even London is within easy reach. Lancing seafront is also easily accessible being approx. half a mile away, with the A27 is also close by which is perfect if you are a daily commuter There is easy access to London by train (London Victoria and London Bridge). Brighton just a few minutes by bus or train.

If you're after an authentic coastal village experience; Lancing may be the destination for you. Nestled between the South Downs and the English Channel, this charming village offers a tranquil setting without sacrificing convenience. Its prime location affords quick access to major towns like Worthing and Brighton and cities such as London and Chichester. Boasting a shingle and sand beach stretching almost ten miles, Lancing is a haven for lovers of the sea, who can often be found doing water sports, walking along the shoreline, or simply watching the world go by. And with an impressively wide variety of homes to suit different tastes and budgets, moving to Lancing could be the next chapter of your seaside story.









Show Home

Entrance Hall

Utility

11'9" x 10'9" (3.58m x 3.28m)

Shower Room

9'10" x 4' (3.00m x 1.22m)

Stairs to First Floor

Kitchen Living Diner

40'8" x 17'max (12.40m x 5.18mmax)

Stairs to Second Floor

Bedroom

16'11" x 9'3" (5.16m x 2.82m)

Balcony

Ensuite

8'11" x 5'3" (2.72m x 1.60m)

Bedroom

10'9" x 9'1" (3.28m x 2.77m)

Bedroom

10'9" x 7'6" (3.28m x 2.29m)

Family Bathroom

Stairs to Top Floor

Principal Bedroom

16'6" x 9'3" (5.03m x 2.82m)

Ensuite Bathroom

South Facing Garden

Off Road Parking

Integral Garage

19'9" x 9'2" (6.02m x 2.79m)

Council Tax: TBC

EPC: TBC





104-106 Brighton Road, BN15 8NB

Approximate Gross Internal Floor Area = 182.43 sq m / 1964 sq ft

Garage Area = 16.81 sq m / 181 sq ft

Total Area = 192.24 sq m / 2145 sq ft

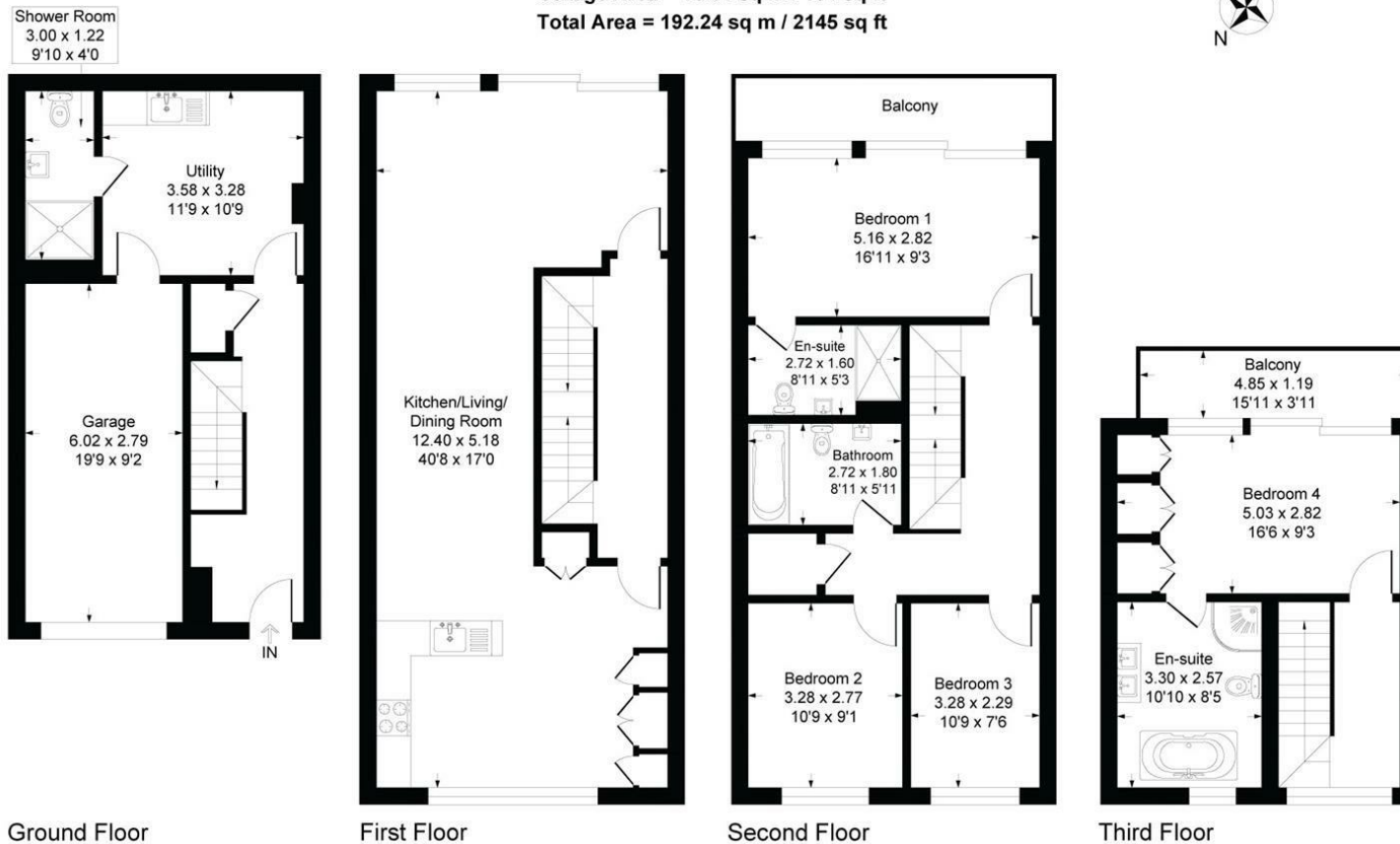


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

rowlandgorringe.co.uk

Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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