



106 Brighton Road, Lancing, BN15 8LW

ROWLAND
GORRINGE

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£825,000

The Show home is a real show stopper, providing WOW's on every floor, sea and downland views that can only be truly appreciated by seeing first hand. The finish throughout is equal to a high end luxury boutique hotel.

Internally you can not be anything but impressed by the malicious attention to detail throughout with premium woodpecker range engineered flooring, striking and seamless wooden stairs and banisters, floor to ceiling windows which offer copious amounts of sunlight and provide the setting for the unrivalled sea views.

As you enter you are greeted by the welcoming entrance hall, offering a space to greet and remove shoes, a utility room, shower room and access to the internal garage are found on the ground floor. The impressive first floor is perfect for entertaining guests and family having the whole floor solely for the kitchen, dining and living area. The kitchen has integrated Neff appliances, Quartz worktops extending to a convenient and social breakfast bar, ample wall and base units and window to front aspect. The open plan kitchen leads onto the dining area which further opens onto the living room which offers sea views and doors which lead onto the south facing landscaped tiered rear garden. Sea and White Water nature reserve views can be enjoyed from the living area.

To the first floor there are three bedrooms and a deluxe family bathroom, the rear bedroom further offers stunning sea views, door leading onto the rear balcony built in wardrobes and en-suite shower room. The top floor is is like a page from a magazine, the views over the sea and Rampion Windfarm can be enjoyed for miles, the spacious principal suite again has built in wardrobes and the en-suite bathroom is second to none, roll top bath, walk in shower 'dual sinks' and wc, If that is not enough there is another balcony to enjoy a coffee in the morning or sun setting in the evening.

Outside there is off road parking, integral garage to the front, whilst the landscaped and tiered south facing gardens enjoys unobstructed sea/ beach views.

This house offers eco friendly living boasting underfloor heating, powered by an air source heat pump, Fully electric, with no gas supply, Efficient mechanical ventilation system and solar panels for energy efficiency.

The property is situated on the south side of Brighton Road adjoining 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.









Entrance Hall

Ground Floor

Utility Room

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

Cloakroom

First Floor Landing

Kitchen/Living/Dining Room

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

Second Floor Landing

Bedroom One

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

En-Suite

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

Balcony

Bedroom Two

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

Bedroom Three

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

Bathroom

8'11" x 5'11" (2.72m x 1.80m)

Third Floor Landing

Bedroom Four

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

En-Suite

10'10" x 8'5" (3.30m x 2.57m)

Balcony

Garage

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

Rear Garden





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

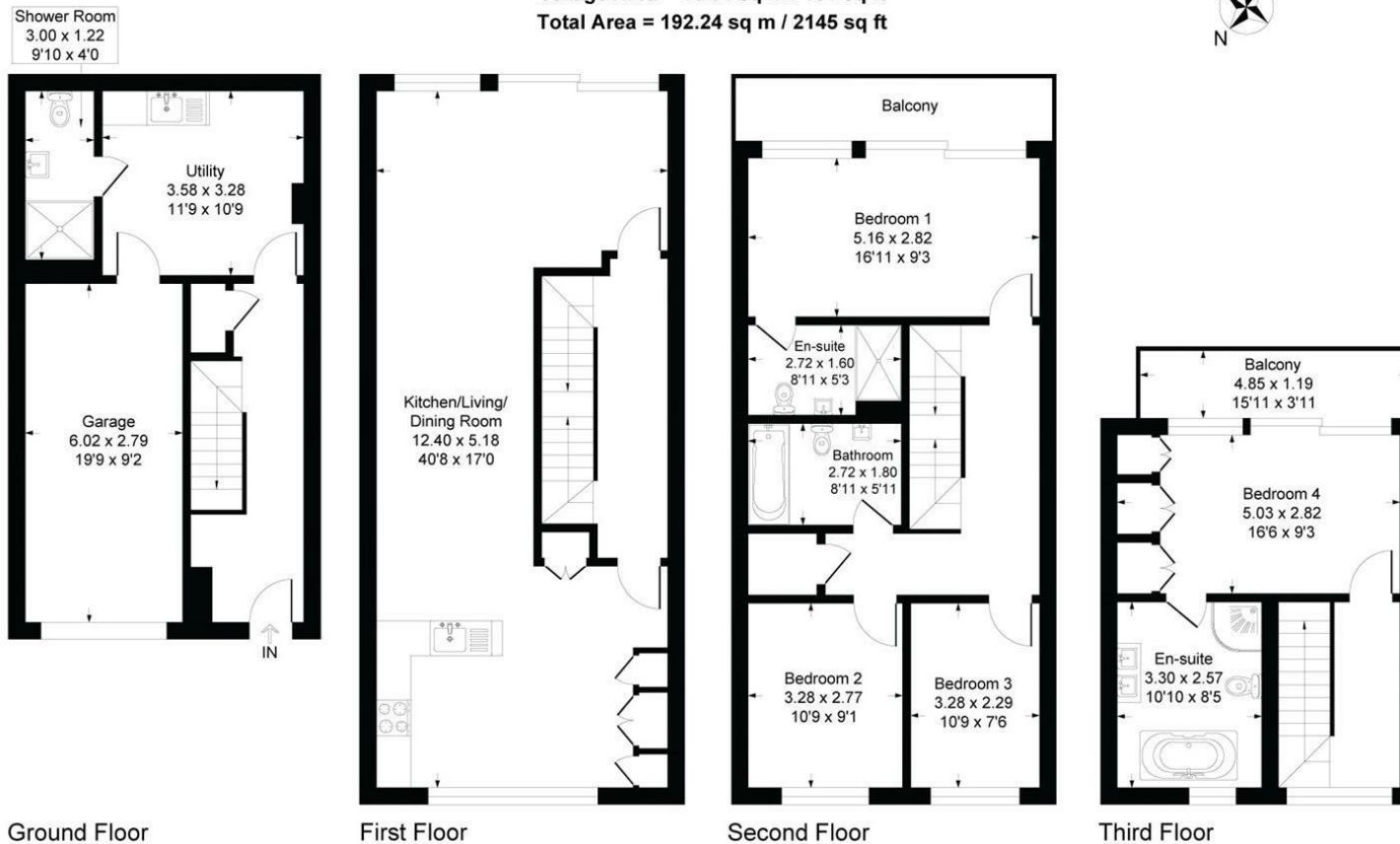


Illustration for identification purposes only, measurements are approximate, not to scale

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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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