



104 Brighton Road, Lancing, BN15 8LW

ROWLAND
GORRINGE

104 Brighton Road Lancing BN15 8LW

£800,000

An impressive three bedroom high end development located on the popular south side of Brighton Road. Integral garage, driveway, rear terraced garden 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 principal bedroom is 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.

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.



- 1867 Square Feet
- Located on Seafront
- Three Storey House
- Roof Terrace
- Garage
- Brand New House
- Luxury Finishes
- Development of 5 Houses
- South Facing Garden
- Seafront Living



Entrance Hall

Ground Floor

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

Cloakroom

First Floor Landing

Kitchen/Living/Dining Room 12.40m x 5.18m (40'8" x 17")

Second Floor Landing

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

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

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

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

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

Third Floor Landing

Terrace

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

Rear Garden





104-106 Brighton Road, BN15 8NB

Approximate Gross Internal Floor Area = 156.62 sq m / 1686 sq ft

Garage Area = 16.81 sq m / 181 sq ft

Total Area = 173.43 sq m / 1867 sq ft

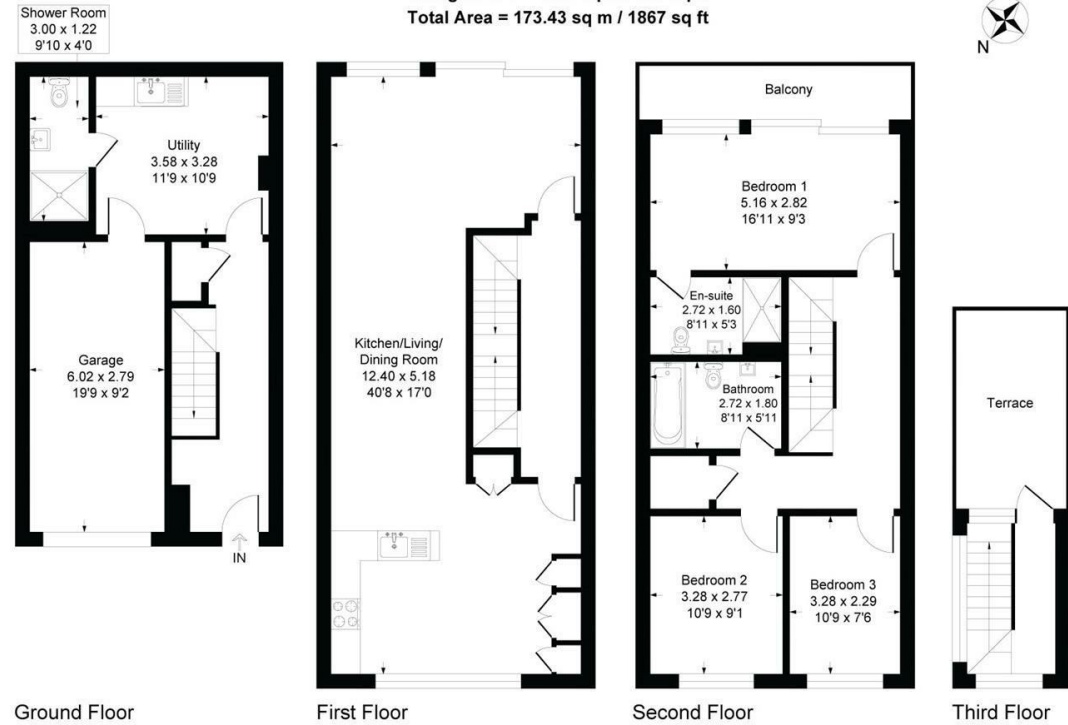


Illustration for identification purposes only, measurements are approximate, not to scale

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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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