

2 Firle Road  
Lancing, BN15 0NZ

**Asking price £1,150,000**

An Exceptional Elevated Period Home Set in 1.62 Acres

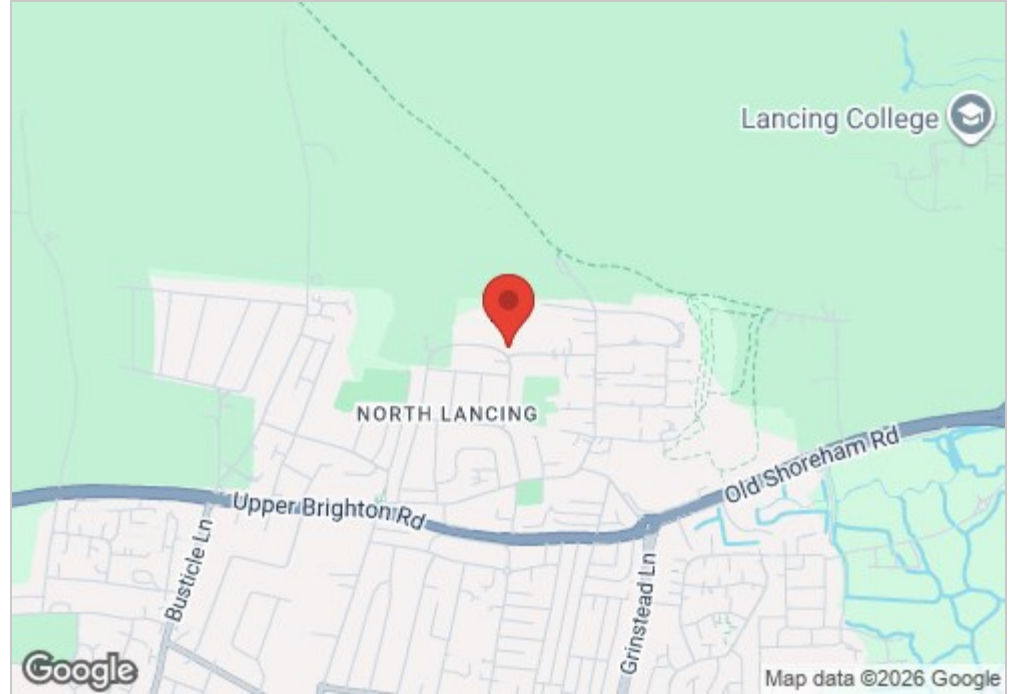
Occupying a truly impressive elevated position and enjoying far-reaching views across its beautifully established grounds, this elegant period detached residence offers over 1.62 acres of private gardens and grounds, creating a rare sense of space, privacy and tranquility.

The property provides generous and versatile accommodation arranged over two floors, combining classic character features with modern refinements throughout. At the heart of the home is an inviting series of reception rooms, ideal for both relaxed family living and entertaining on a grand scale. The kitchen is well proportioned and thoughtfully arranged, flowing naturally into the dining space.

To the first floor, the property boasts five well-appointed bedrooms, offering flexible accommodation for families and guests alike. The principal bedroom enjoys excellent proportions and an outlook across the gardens, complemented by stylish family bath and shower rooms finished to a high standard.

Externally, the grounds are a particular highlight. The sweeping lawned gardens are interspersed with mature planting, terraced areas and pathways, creating a series of secluded outdoor spaces. There is also a detached garage and extensive driveway providing ample off-road parking.

This is a rare opportunity to acquire a substantial period home in an elevated and highly private setting, offering expansive grounds, outstanding outdoor amenities and excellent living space, all within easy reach of local amenities and transport links.

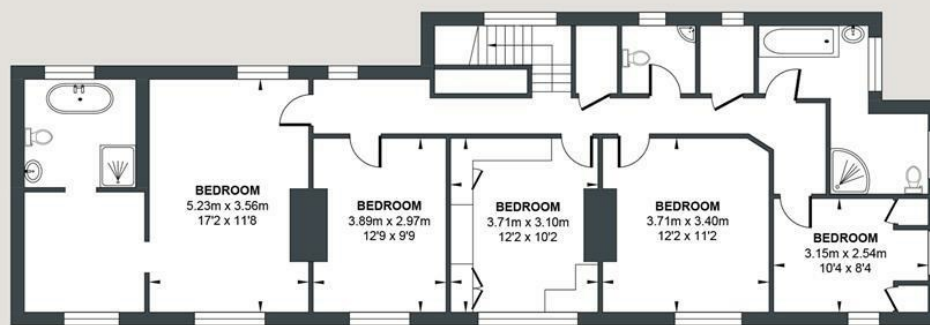


- Detached Period House
- Sea Views
- Five Well-Proportioned Bedrooms
- Period Charm
- Dressing Room
- Approximately 1.62 Acres
- Gated
- Detached Garage
- Drawing Room

| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
|   |           | <b>82</b> |
|   | <b>55</b> |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

## FIRLE ROAD

Approx. Gross Internal Floor (Excluding Garage) Area = 243.2 sq m / 2618.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



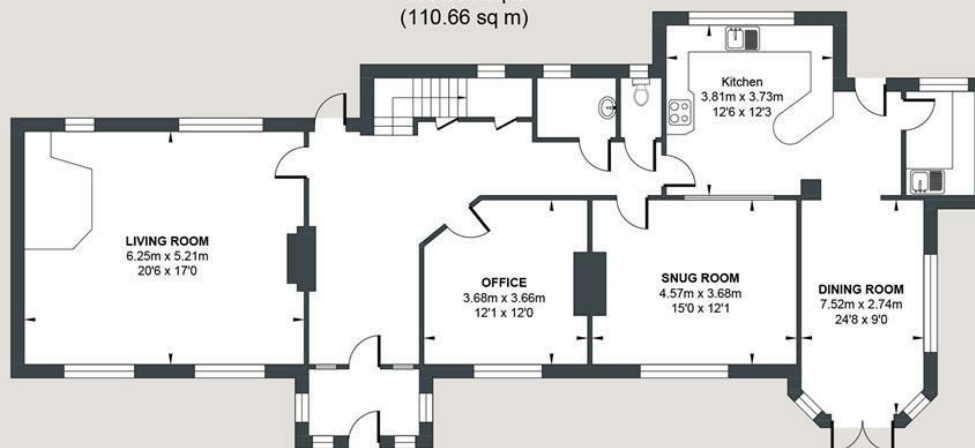
FIRST FLOOR

Approximate Floor Area  
1191.36 sq ft  
(110.66 sq m)



GARAGE

Approximate Floor Area  
121.0 sq ft  
(11.2 sq m)



GROUND FLOOR

Approximate Floor Area  
1426.64 sq ft  
(132.54 sq m)



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All measurements are approximate

