

JOHN DALE

Estate Agency

kw POWERED BY
KELLERWILLIAMS

Derek Road, North Lancing, BN15 0NU

- Deceptively spacious detached house on the corner of **FIRLE ROAD**
- **198.2 sq. metres (2133.9 sq. feet)**
- **4/5 bedrooms with versatile accommodation**
- Living/Dining room, Kitchen/breakfast room & Family room
- **Conservatory/Garden room**
- Utility room, two bathrooms and ample storage
- **Large private rear and side gardens**
- Carriage driveway with extensive off-road parking and garage
- **Gated access on both entrances providing optional privacy and security**
- Rooftop and far-reaching sea views
- **Close to local amenities and the South Downs National Park**
- EPC Rating: D

Price Range

£650,000 – £699,950



Deceptively Spacious Detached Home with Sea Views in Sought-After North Lancing

Tucked away in a highly desirable position within North Lancing and on the corner of Firle Road, this deceptively spacious detached home offers an incredible amount of versatile living space, perfect for growing families or those looking to enjoy a little extra room to breathe.

Boasting 4/5 bedrooms, the layout adapts beautifully to modern living — whether you need additional bedrooms, a home office, or hobby space, this home delivers flexibility in abundance.

At the heart of the property, you'll find a kitchen/breakfast room, ideal for busy mornings and relaxed family time, complemented by two separate reception rooms offering both formal and informal living spaces. A conservatory/garden room provide the perfect spots to unwind while enjoying views over the garden all year round.

Practicality hasn't been overlooked, with a utility room, two bathrooms, gas central heating, double glazed windows and ample storage throughout ensuring day-to-day living is effortless.

Step outside and the property really comes into its own...

The large, private rear and side gardens offer fantastic space for entertaining, relaxing, or family life — with plenty of room to make it your own.

To the front, a carriage driveway provides generous off-road parking alongside a garage. The two entrances boast three large fold-back gates each, allowing easy access for larger vehicles or for securing the off road parking and enhancing privacy.

And the real standout feature?

✨ Stunning rooftop and far-reaching sea views — a rare and special bonus that elevates this home to something truly unique.

Perfectly positioned just moments from the South Downs National Park, as well as local shops, schools, public transport links, and the village church, this location blends coastal living with countryside charm.

💖 A spacious, versatile home in one of Lancing's most sought-after locations — early viewing is highly recommended.











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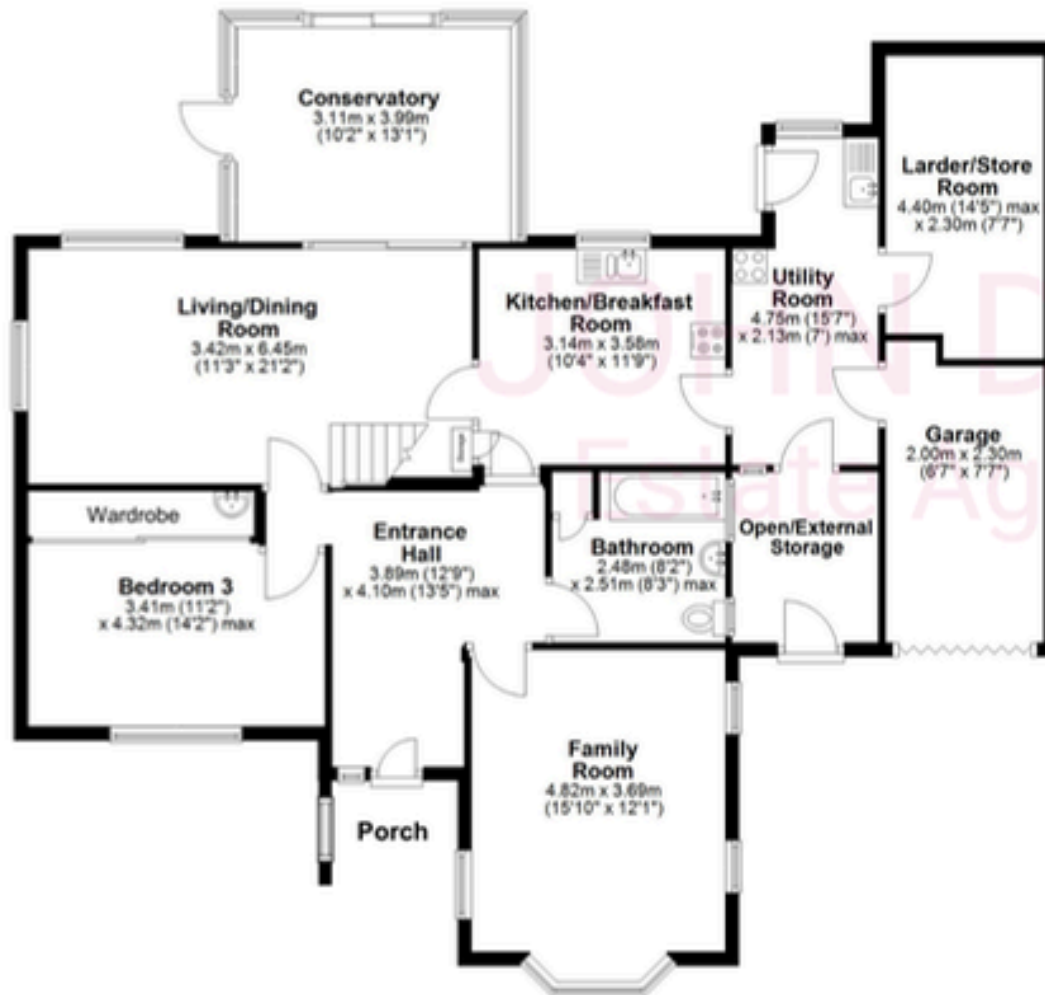
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Ground Floor

Approx. 131.5 sq. metres (1415.3 sq. feet)



First Floor

Approx. 66.8 sq. metres (718.6 sq. feet)



Approx. Overall Floor Space **198.2 sq. metres (2133.9 sq. feet)**