

Honeysuckle Close Lancing



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3

BEDROOM

2

RECEPTION

3

BATHROOM

About the property

Meticulously reimagined by its owners, this distinctive detached residence combines bespoke craftsmanship, exceptional living spaces and sweeping vista views towards the sea. Set along a quiet private road above North Lancing, on the edge of the Sussex Downs, it enjoys outstanding privacy and beautifully landscaped gardens.

Oak flooring leads into an expansive triple-aspect kitchen, living and dining room, illuminated by multiple rooflights. A wood burner defines the sitting area, while folding doors connect the dining space to the gardens. The superbly appointed kitchen features premium integrated appliances and an oversized island with breakfast seating and twin wine racks.

Two ground-floor bedrooms, one opening to a secluded courtyard, are served by an en-suite shower room and family bathroom. A generous utility and garden-facing study add flexibility, while a substantial second reception opens to gardens on both sides through bi-fold doors.

A bespoke staircase rises to the impressive principal suite. High ceilings and a full-height picture window frame the countryside and sea, complemented by a full wall of crafted oak cabinetry, a fitted dressing room and contemporary en-suite shower room. A private south-facing decked terrace provides an elevated setting to enjoy the coastal panorama.

The tiered gardens combine entertaining terraces, mature planting, a rockery and tranquil water feature, without being overlooked front or rear. A garage, ample parking and EV charging complete the property, with extensive insulation and zoned heating reflecting the attention to detail throughout.

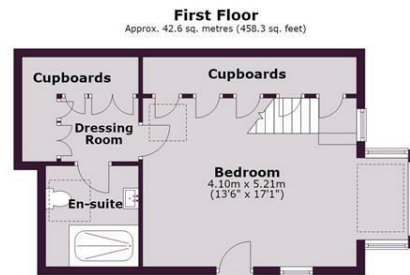
Downs paths lead towards Cissbury Ring and Steyning Bowl, with the beach, Worthing, Brighton & Hove and A27 readily accessible.







SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 212.7 sq. metres (2289.4 sq. feet)
Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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