

An aerial photograph of a coastal property. On the left, the turquoise sea meets a sandy beach with white foam from the waves. A stone wall runs along the edge of the beach. To the right of the beach is a large, flat, sandy area with some sparse green vegetation. Further right, there are several houses with brown tiled roofs and a modern house with a grey corrugated metal roof. A road is visible on the far right.

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Brighton Road, Lancing, BN15 8RH

Offers Over **£1,350,000**

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jacobs|Steel



Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 3

Tenure: Freehold

- Direct Beachfront Location With Uninterrupted Sea Views
- Over 2345sqft Of Versatile Accommodation
- Over Three Floors
- Multiple Balconies
- Four Generous Bedrooms Including Sea Facing Rooms
- Multiple Reception Rooms For Entertaining
- Luxury Bathroom With Sauna
- Off Street Parking
- External Storage
- Studio Room - Space To Workout/ Table Tennis/ Games Room

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The ground floor of this home comprises three double bedrooms, two of which lead out via sliding doors to a large balcony spanning the entire width of the property. The balcony and bedrooms benefit from stunning vistas over the seaside and the full-length doors allow light to flood the bedrooms. There is a modern bathroom with shower and an additional WC to this floor.

The top floor is the real focal point of this home, designed to maximise light and provide the perfect location to enjoy the beautiful views. The spacious living/dining area is beautifully presented and benefits from dual aspects, along with sliding doors out to an additional balcony. This space lends itself perfectly to entertaining and whiling away a summers evening watching the world go by. Imagine sitting here and watching the sun set and rise over this idyllic location. A real coastal sanctuary.

On the lower ground floor there is a generous lounge/ reception, which leads out to a lovely courtyard garden and steps directly on to the beach, perfect for evening walks and swimming in the sea! There is a further double bedroom on this floor and a studio room that can be adapted for a variety of uses - home gym, games room etc.. A utility room is included here in addition to the main kitchen for additional convenience. Of particular note is the bathroom which contains a sauna, an added luxury to this already opulent home!

Externally, electric gates open to a shared driveway leading to the property where there is also off-street parking and outside storage space to include a seaside storage unit suitable for paddleboards etc with access to the rear garden and bike store to the front. The entire home is finished to an excellent standard and offers a seamless inside/outside feel throughout.

A real gem that must be seen. Don't miss out on the opportunity to acquire such a special seaside home!

Situated in a superb beach front location, Brooklands Park with its lake and Lancing Beach Green with the popular Perch Café are in close proximity, conveniently located between Brighton and Worthing with cycle paths and bus stops in the immediate vicinity. The vibrant city of Brighton and Hove is only 9 miles to the east, with vast options for entertainment, restaurants and bars. Recreational activities such as West Sussex Golf Club and Goodwood are just a short drive away. Lancing train station is approximately half a mile away with a mainline service to London Victoria, perfect for those commuting to the city.





Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.