

Robert
Luff & Co

Brighton Road, Lancing

Freehold - Guide Price £850,000



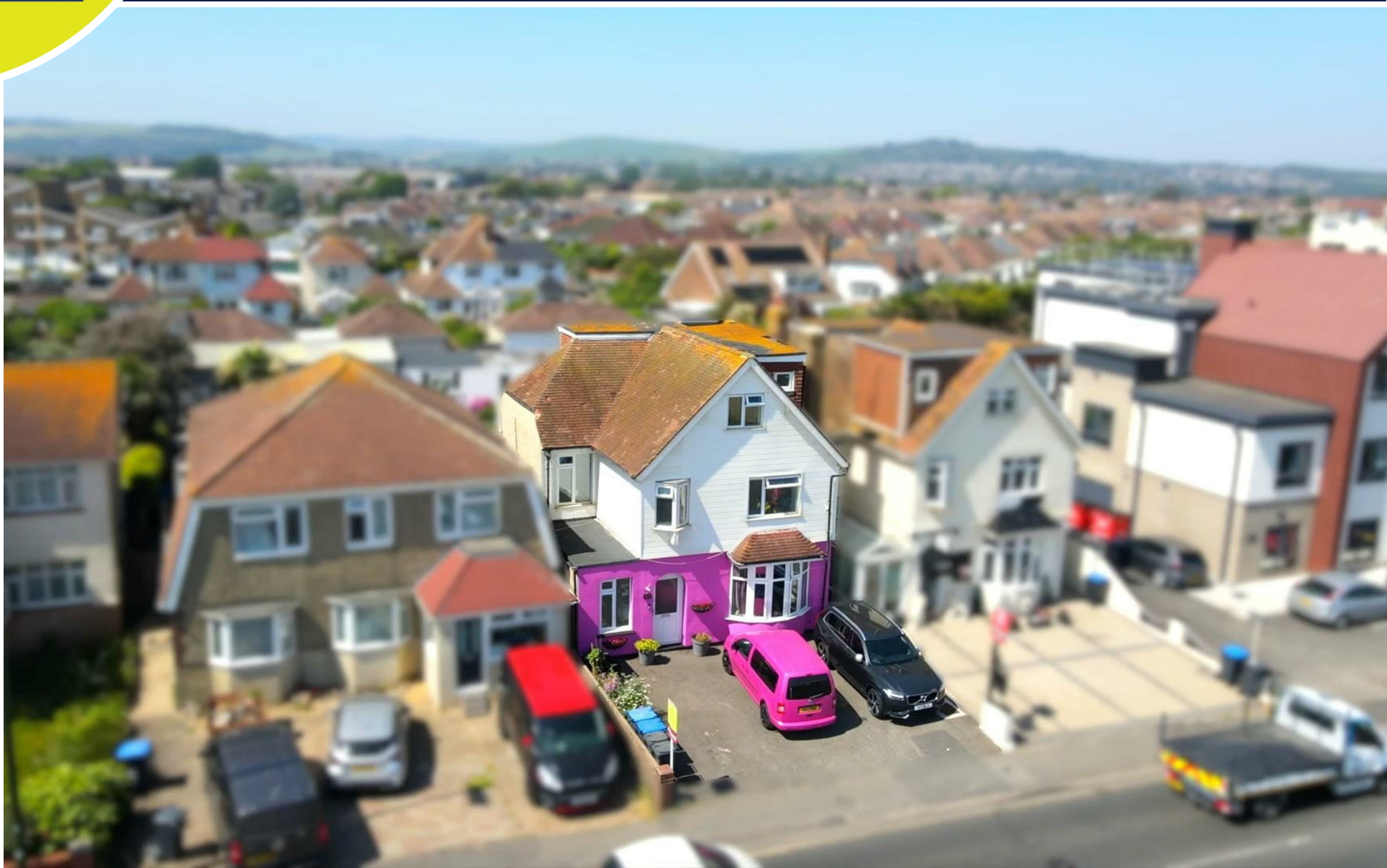
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Key Features

- Detached Seafront House with Direct Sea Views
- Eight Well-Proportioned Bedrooms
- Detached Office/Studio
- Annexe Living Option with Shower Room
- Spread Over Three Floors
- Ample Off-Road Parking
- Spacious Kitchen/Breakfast Room
- Separate Utility Area
- EPC - TBC
- Council Tax - E

Stunning Sea Views | Versatile 8 Bedroom Detached Home | Exceptional Space Over Three Floors

Occupying an enviable position just moments from the seafront, this substantial and highly versatile detached residence offers up to eight bedrooms across three spacious floors, together with beautiful direct sea views and distant South Downs views.

The current owner is a huge fan of the colour pink, giving the property a truly distinctive appearance. However, for buyers seeking a more neutral exterior, the owners are happy to repaint the frontage back to white, which would perfectly complement the attractive wooden cladding.

This impressive home offers flexible accommodation ideal for large or multi-generational families, home working, or even potential HMO use, subject to any necessary consents. The property also benefits from ample off-road parking for up to three vehicles.

The welcoming entrance hall leads through to a spacious hallway and a versatile ground floor bedroom/reception room enjoying lovely sea views. To the rear of the property is a beautifully extended living space comprising a modern fitted kitchen, additional dining area and generous lounge, creating an ideal layout for both everyday family living and entertaining. Full-width bi-fold doors open directly onto the rear garden, allowing excellent natural light throughout.

In addition, the property features a separate living arrangement accessed from the kitchen area, comprising a large double bedroom and separate shower facilities, offering excellent flexibility for guests, relatives or independent living.

The first floor hosts four further well-proportioned bedrooms, with three enjoying clear sea views, alongside family bathroom facilities.

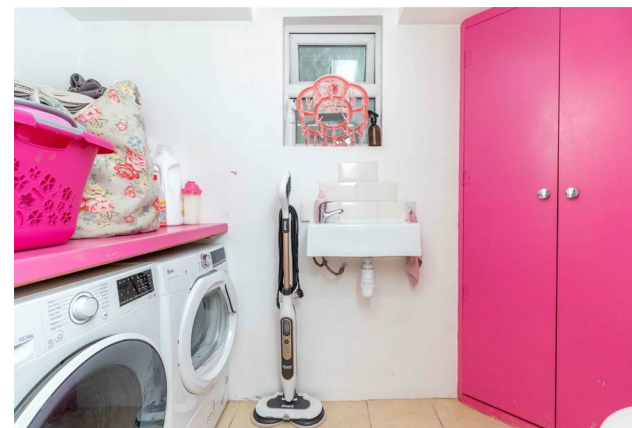
The second floor provides two particularly spacious sea-facing bedrooms, perfectly suited for older children or teenagers. One bedroom benefits from its own shower area, both have wash basins, and there is a separate WC on the same floor.

Externally, the rear garden offers a combination of paved seating areas and lawn, leading to a fully functioning beauty room with its own separate rear access. This versatile space could suit a variety of home businesses or professional uses. Further outbuildings and workshop space provide additional practicality and storage.

Additional benefits include gas central heating, full double glazing, and the possibility of selected appliances being included within the sale, such as the range cooker and American-style fridge freezer.

Perfectly positioned between Worthing and Shoreham, the property enjoys excellent transport connections, with local bus routes providing easy access to Worthing, Brighton and Horsham.

Viewing is highly recommended to fully appreciate the size, flexibility and exceptional coastal views this unique home has to offer.



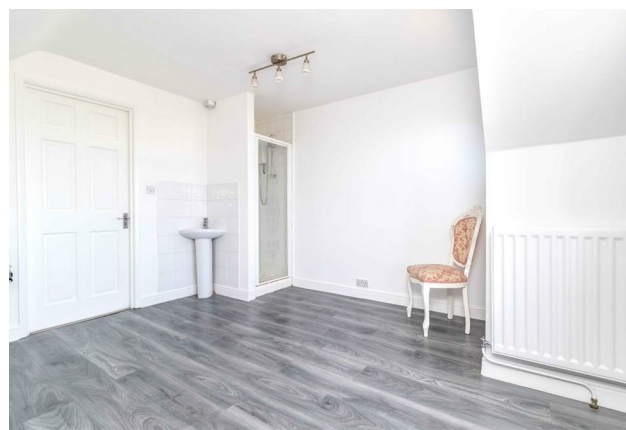
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Floor Plan Brighton Road



Total area: approx. 256.3 sq. metres (2758.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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