



4



2



3



B



Description

Robert Luff & Co are delighted to present this truly stunning, recently constructed (Completed 2022) contemporary waterside property, which is one of two uniquely architect designed houses, enviably located backing onto Widewater Nature Reserve. Shoreham town centre is just over a mile away, offering a fine array of independent shops, bars and restaurants and the 700 bus service passes along Brighton Road providing easy access to Brighton, Worthing and beyond. The impressive accommodation spans three storeys and comprises: Ground floor entrance hall, spacious shower room/utility room, inner hallway, two bedrooms/work rooms, first floor, South facing living room with full width sliding doors opening onto a sun terrace, WC, fitted kitchen with quartz work surfaces, study/bedroom, second floor landing with opening lantern window, master bedroom with feature raised bath, balcony offering stunning views over Widewater Lagoon and the English Channel, dressing room and en-suite shower room, two further double bedrooms and family bathroom. Outside, there is a South facing, terraced rear garden with garden office backing directly onto Widewater Lagoon, off street parking and an internal garage with roller door. The property further benefits from Solar energy, gas central heating to the ground floor, skirting heating, mechanical ventilation and heat recovery to the first & second floors, sprinkler fire system, separate rear access to the ground floor providing potential for self contained accommodation and certificate of structural design (valid until 22/05/26). VIEWING ESSENTIAL!!

Key Features

- Incredibly Energy Efficient Recently Constructed Waterside Home
- Versatile Accommodation Spanning Three Storeys
- Incredible Views
- Garage With Roller Door
- Ground Floor Shower Room & Two Bedrooms/Office Rooms
- Lounge/Diner With Stunning Views
- Bespoke Fitted Kitchen
- Master Suite With Feature Raised Bath, Dressing Room & En-Suivre
- Three Further Bedrooms
- Council Tax Band: D



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk



Entrance Hall

Front Door, Understairs Space.

Shower/Utility Room

Shower Enclosure, wash hand basin, close coupled WC, ladder radiator, space and plumbing for washing machine & tumble dryer, automatic lights with downlighters.

Inner Lobby

Cupboard housing hot water tank and pressurisation unit.

Inner Hallway

Downlighters, door to side.

Bedroom/Study

3.00m x 2.97m (9'10" x 9'9")

Double glazed windows to rear & side, downlighters, radiator.

Bedroom/Study

2.97m x 2.54m (9'9" x 8'4")

Double glazed window to rear, downlighters, radiator.

First Floor

Stairs from entrance hall.

Lounge /Dining Room

7.32m max x 5.82m max (24" max x 19'1" max)

Downlighters, double glazed windows to side, TV aerial point, Double glazed sliding doors to rear opening onto terrace with stunning views, skirting heating.

WC

Downlighters, close coupled WC, wash hand basin with mixer tap & cupboard under, heated towel rail, automatic lights.

Kitchen

3.96m max x 3.81m (13' max x 12'6")

Double glazed windows to front & side. Bespoke fitted kitchen comprising: Range of fitted base level units, quartz worksurfaces, single drainer sink unit with mixer tap, further one and a half bowl sink unit with mixer tap, integrated fridge, dishwasher and treble bin unit, space for range cooker with extractor hood over, space for fridge/freezer, downlighters, door to pantry with automatic light, fuse box and shelving, skirting heating.

Bedroom

3.18m x 2.26m narrowing to 1.73m (10'5" x 7'5" narrowing to 5'8")

Double glazed window to front, downlighters, skirting heating.

Second Floor Landing

Opening skylight window, large storage cupboard housing solar controls and heat recovery unit, downlighters, sprinkler system, skirting heating.

Bedroom One

5.84m max x 3.07m (19'2" max x 10'1")

Double glazed windows with stunning views over Widewater Lagoon and the English Channel beyond, feature raised bath with mixer tap, skirting heating. Double glazed doors to:

Balcony

Stunning views over Widewater Lagoon and the English Channel beyond, artificial grass.

Dressing Area

Built in wardrobes with lights.

En-Suite Shower Room

Double glazed window to side. Fitted suite comprising: Double shower enclosure, close coupled WC, wash hand basin, automatic lights with downlighters, part tiled walls.

Bedroom

3.81m x 3.30m (12'6" x 10'10")

Double glazed windows to front & side, downlighters, storage cupboard, skirting heating.

Bedroom

3.20m x 2.39m (10'6" x 7'10")

Double glazed window to front, downlighters, wardrobe, skirting heating.

Shower Room

Double glazed window to side, downlighters. Fitted suite comprising: Shower enclosure, close coupled WC, wash hand basin, part tiled walls, automatic lights.

Outside

Rear Garden

Backing directly onto Widewater Lagoon. Upper patio terrace with glass balustrade, steps down to shingle seating area, lower lawn area, side access via gate, outside tap.

Outbuilding

3.48m x 2.79m (11'5" x 9'2")

Double glazed door and patio doors, double glazed window to side, wall lights, pine clad internal walls.

Parking

Ample parking to front.

Internal Garage

5.26m x 3.05m (17'3" x 10')

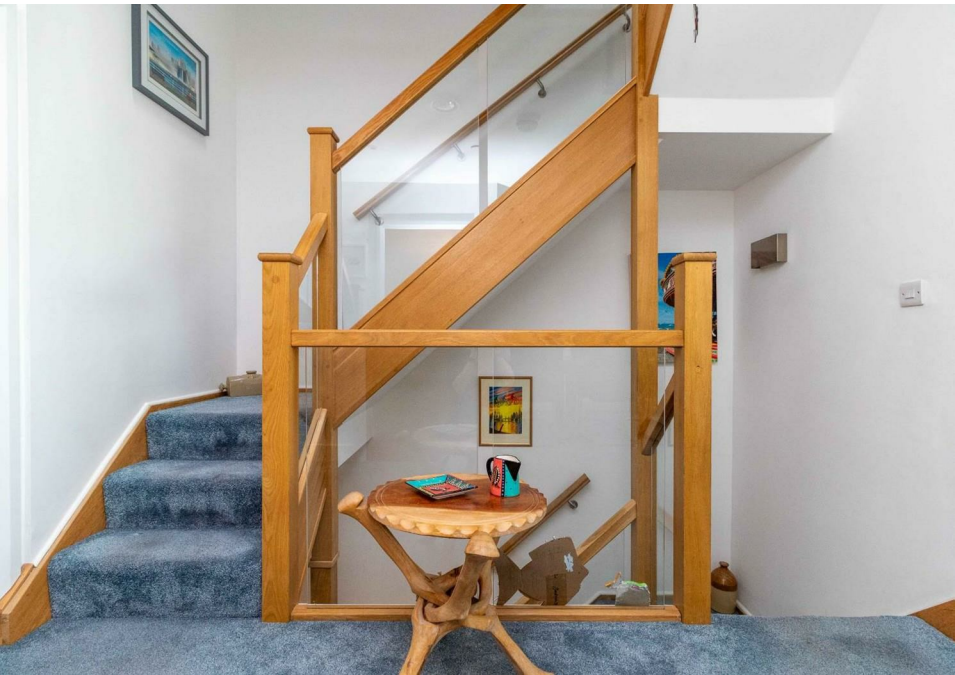
Power, light, electric roller door, double glazed window to side, wall mounted central heating boiler, wall mounted fuse box, sprinkler system controls, water tap.





robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Floor Plan Brighton Road



Total area: approx. 186.3 sq. metres (2005.3 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	
	91	92					

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.

robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE

01903 331737 | lancing@robertluff.co.uk