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Description

Robert Luff and Co are delighted to bring to market, this end of terrace town house, set over three floors. With incredible views over both the English Channel, and Widewater Lagoon and Nature Reserve. Offering a versatile layout, currently with two bedrooms on the top floor. The master bedroom having unobstructed views over the channel, and the other bedroom having views over the South Downs. Parking for two vehicles.

On the first floor there is an exceptional L-shaped living room, measuring over 27ft including an open plan dining area. Full length patio doors leading out, into a generous "tiered" rear garden. Mature garden with shrubs and patio areas. The garden has steps that lead directly down to the lagoon, and with direct access, via the pathway, leading directly onto Lancing beach and seafront.

Also on the first floor is the fitted kitchen and separate WC.

This home could easily be reconfigured, to accommodate three bedrooms if required.

The ground floor has storage cupboards, An integral garage with electric door. External storage shed. Further parking space.

Location wise its ideal for links to Shoreham, Brighton and Worthing and the A27 for access to London. Set on a bus route, and close to local shops, schools and train station.

Please call the office if you would like to arrange a viewing.



Key Features

- End of Terrace Town House - Three Floors
- 27ft Living Space - Direct Views
- Garage and Further Allocated Parking Space
- Chain Free
- Freehold
- Two Bedrooms
- Yards From Lancing Beach
- Double Glazed and Gas Central Heating
- Council Tax Band - D
- EPC - TBC



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Entrance Hall

4.27m x 1.83m (14 x 6)

Storage cupboard. Understairs storage cupboard housing meters. Radiator. Door to integral garage.

Garage

5.18m x 2.44m (17 x 8)

Electric door. Further allocated parking space.

External Storage Cupboard

Stairs to First Floor

Lounge

5.18m x 4.88m (17 x 16)

Full length patio doors offering stunning views over Widewater Nature Reserve. Original Yorkstone fireplace. Radiators. Further double glazed window.

Dining Room

3.05m x 2.74m (10 x 9)

Further reception/dining area. Open plan offering the L'shaped living room space. Attractive feature window. Radiator.

Kitchen

3.00m x 2.46m (9'10 x 8'1)

Fitted kitchen with range of base and wall mounted cupboards. Built in integral NEFF oven. Four ring gas hob. stainless steel sink unit. Double glazed window. Space for fridge freezer.

WC/Utility Room

Low level WC. wash hand basin. Cupboard housing ALPHA boiler.

Stairs to Second Floor

Master Bedroom

4.55m x 3.66m (14'11 x 12)

Sliding patio doors with uninterrupted sea views over the channel. South facing sun balcony. Further west facing velux window offering double aspect. Built in wardrobes. Built in corner unit. Radiator.

Bedroom

4.62m (at widest) x 2.59m (15'2 (at widest) x 8'6)

Built in wardrobes. Cupboard with space and plumbing for washing machine. Double aspect velux windows, with downland views.

Bathroom

2.44m x 1.83m (8 x 6)

Shower. Low level WC. Wash hand basin. Bidet.

Outside

Rear Garden

Occupying the largest garden plot of the four homes in the row. Being a triangular shape with paving, and mature shrubs. Being tiered and south facing with gate and access to the lagoon and sea.



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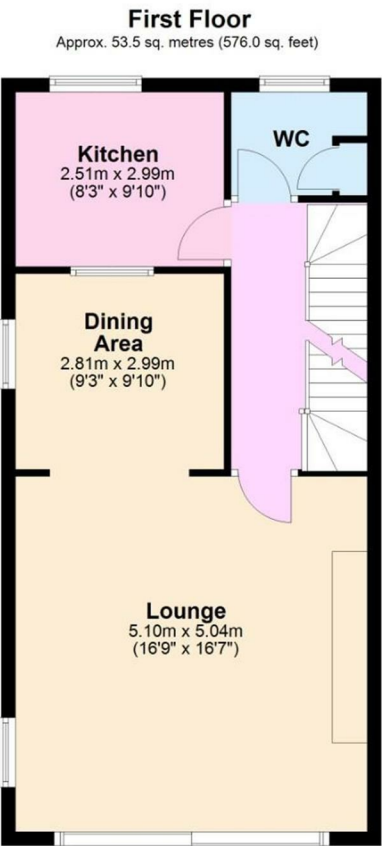
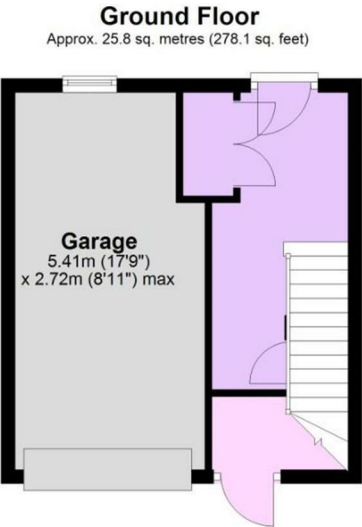
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Floor Plan Brighton Road



Total area: approx. 122.7 sq. metres (1320.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A		Very environmentally friendly - lower CO ₂ emissions	(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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