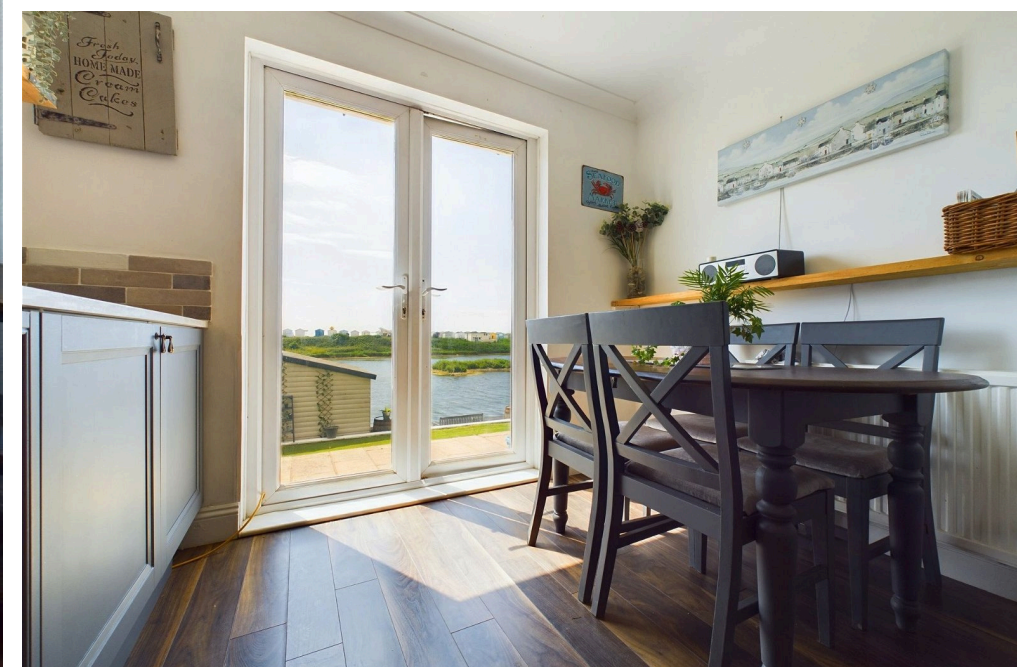




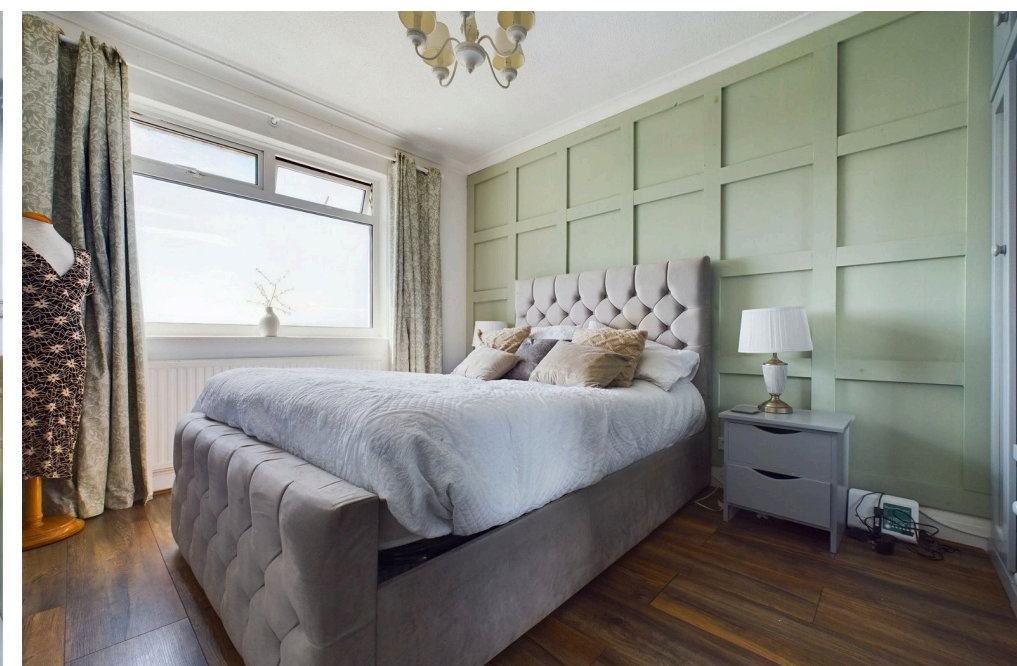
Brighton Road, Lancing, West Sussex, **BN15 8LH**

**Offers Over £700,000**





A unique and exciting opportunity to acquire this deceptively large 1930's family home benefitting four double bedrooms, an abundance of social space, off road parking for a number of vehicles, a bar/summerhouse that directly overlooks the Widewater Lagoon! This property also has annex potential on the ground floor.



## Key Features

- Four Double Bedrooms
- Semi Detached Family Home
- Potential Annex Space
- South Facing Rear Garden
- Southerly Aspect Lounge
- At Home Bar
- Directly On Widewater Lagoon
- Off Road Parking
- Sought After Seafront Location
- Viewing Highly Recommended



**4 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

Upon entering into this truly unique home you are greeted by an open hall, which has doors that lead to what is currently being hosted as a downstairs separate bedroom and lounge area, with stairs leading up to the first floor. On the ground floor is the shower room, which comprises a walk in shower cubicle, WC and hand wash basin. A door from this room leads you into the utility cupboard, this room is conveniently tucked away and has space for a washing machine and storage. Just next door is the sitting room, which is a great space that is separate from the main portion of the home and has a further door which opens into a generous double bedroom with a large UPVC double glazed window to allow for an abundance of light, and plenty of floor space for any additional furniture. This floor of the property would make a suitable granny annex/teenager accommodation. On the first floor directly opposite you will find the kitchen, which has a vast amount of storage cupboards, larder cupboard and space for a freestanding dishwasher, under counter fridge and hosts a five ring freestanding range cooker. This room also has doors that lead out to the rear garden with views over the lagoon. The family bathroom is next door to the kitchen and has been tiled floor to ceiling with a neutral tiling and comprises a bath tub with overhead shower, WC, hand wash basin with a vanity surround and a heated towel rail. Along the hall are three double bedrooms, the master bedroom is located at the rear of the property with a feature panelled wall and beautiful views over the Widewater. The second bedroom hosts built in storage cupboards, whilst the third bedroom is just next door and is accessible from the lounge. The lounge is the focal point of this beautiful home, as it benefits from a statement open fireplace and large sliding doors that open to the well manicured rear garden and views that are simply breathtaking!

### EXTERNAL

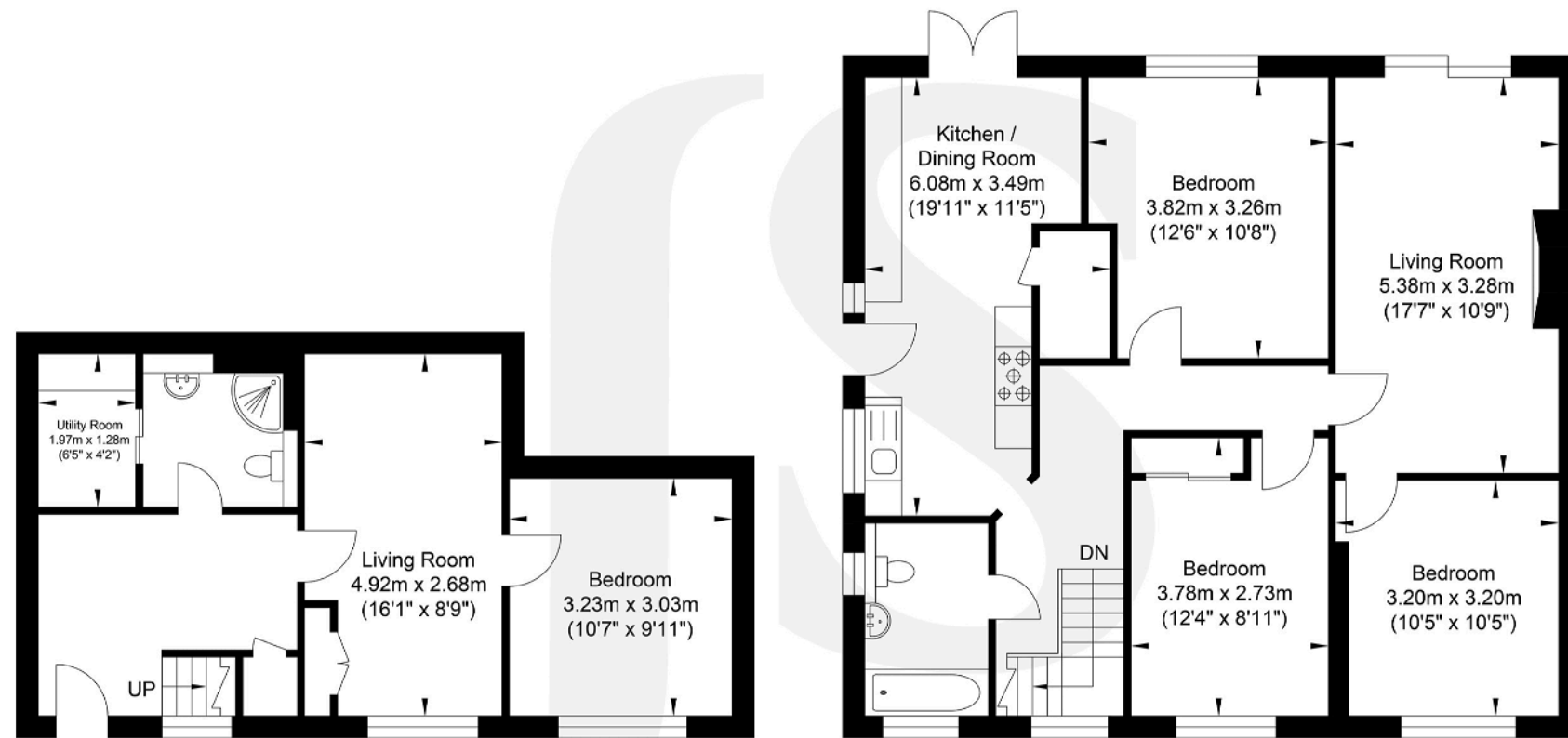
To the front there is ample off road parking for a number of vehicles, which has been laid to hardstanding and a well manicured shrub to provide privacy. At the rear is a south facing garden, which has breathtaking views over the Widewater, as you head out of the property you are immediately presented with a lawned area that has been well maintained with steps that lead down to the decked area benefitting from a bar that directly over looks the lagoon, this is the perfect social space to entertain guests and watch the world go by.

### SITUATED

Located on the Widewater, this substantial home is close to the centre of Shoreham which is approximately one mile away giving easy access to the Station and getting to Worthing, Brighton and even London is quick and easy. The Seashore is just a stones throw away from the property and Shoreham is just a short walk away which boasts a wide range of shops, bars and restaurants. The A27 is within easy reach giving you access to the whole of the South coast.



# Brighton Road



Ground Floor  
Approximate Floor Area  
442.50 sq ft  
(41.11 sq m)

First Floor  
Approximate Floor Area  
881.02 sq ft  
(81.85 sq m)

Approximate Gross Internal Area = 122.96 sq m / 1323.53 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 78        |
| (55-68) <b>D</b>                            | 60                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.