



Widewater Lagoon, Brighton, Road, BN15 8LJ
Offers Over £1,000,000

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The Property & Area

WELCOME TO WIDEWATER LAGOON. THIS EXTRAORDINARY DETACHED WATERSIDE HOME IS LOCATED ON THE BORDER LANCING AND SHOREHAM ON BRIGHTON ROAD.

This unique home offers not only a stunning residence but also an attached 2-bedroom annexe, perfect for accommodating guests, family members or potential office space. With its unrivaled south-facing views over Widewater Lagoon and the sea, this is an exceptional home built to exacting standards with insulation installed above standard requirements.

As you step inside, you are immediately greeted with a sense of light and space with all principal rooms facing South. The modern open-plan living area is flooded with natural light, creating an inviting atmosphere for both relaxation and entertainment. There is a cozy log burner for the winter months and air conditioning provides all year round comfort, especially during the summer months.

The main house, which was extended and built to the side and rear by demolishing part of the existing house around 12 years ago boasts modern open plan living with 3 spacious bedrooms, 2 bathrooms and a utility space, all designed with a focus on comfort and relaxation. The main bedroom offers panoramic views of the lagoon and sea from its full height solar glazed windows, providing an incredible space, with the added benefit of wiring for electric blinds, it's own en-suite, and walk in wardrobe. From here, a door opens onto the first floor south facing terrace, offering views over the lagoon and sea. Bedroom 2 is also located on the top floor and enjoys southerly views. Each bedroom is tastefully decorated and offers ample storage space.

The Kitchen is a modern space with a large pantry, space for a large American-style fridge freezer, fitted cupboards and easy access to the garden. Bedroom 3 is located to the front of the house with access to the shower room and utility space.

In addition to the main house, the property includes an impressive 2-bedroom annexe forming part of the original house. This versatile space can be used to accommodate guests, create a home office, or simply provide additional living space for a growing family.

The annexe is run via its own heating system and provides a lounge, kitchen, utility area, Bathroom/WC and 2 bedrooms. There is a side entrance as well as access from the main house.

One of the standout features of this property is its superb energy efficiency levels. With solar panels installed and a thermal water system, you can enjoy reduced energy bills while making a positive impact on the environment. Surplus energy is sold back to the grid to form income

Outside, you have a well-maintained decked area with numerous areas to relax and entertain alongside the impressive lagoon, making this a very special environment. Widewater Lagoon, a beautiful, coastal nature reserve is one of the area's hidden treasures and is home to Herons, Swans, Geese, Cormorants, Kingfishers and Gulls to name a few!

There is a purpose-built cabin, currently used as an artist studio and a side storage area for the garden

Situated close to Shoreham Beach, you are just a stone's throw from foreshore and it's coastal walks. Whether you enjoy swimming, surfing, or simply relaxing on the beach, the area is the perfect place to unwind. Hop into Shoreham and you have miles of walking and cycling routes along the River Adur to enjoy.

The convenience of off-road parking ensures that your vehicles are safely stored, while the log store provides ample space to keep your firewood dry during the colder months.

The incredible 'Showroom' style 4-car garage with an electric door offers internal access from the house, secure parking and additional storage space for your vehicles and recreational equipment. Whether you are a car enthusiast with a collection to showcase, or simply have a larger family with multiple vehicles, this garage is a rare find.

Widewater Lagoon offers a charming seaside location with excellent amenities and transport links. With easy access to shops, Shoreham Airport, schools, and leisure facilities, this area is perfect for families and those seeking a relaxed coastal lifestyle.

This exceptional waterside property with its attached annexe, coastal views, modern living, energy efficiency, off-road parking, and a 4-car garage is one not to miss, give us a call today to arrange a private viewing and experience the benefits of living in this location. 01273 661577

MATERIAL INFORMATION:

Tenure - Freehold

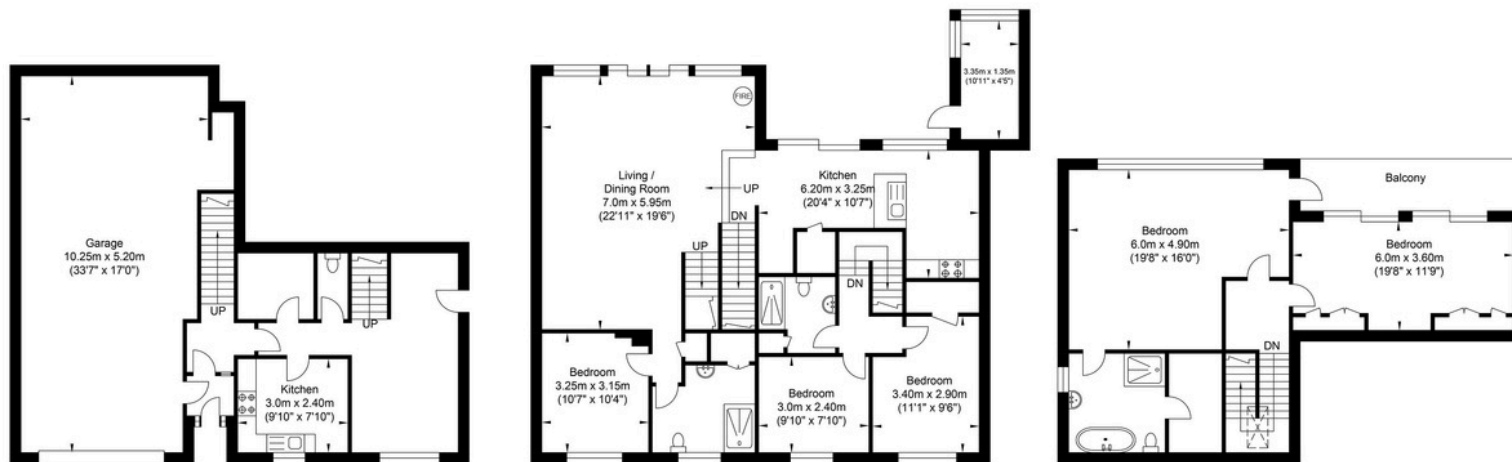
Council Tax - D

Direct Access to Widewater Lagoon from various areas nearby.

A gas meter will be required should you wish to run the heating system within the Annexe.



Brighton Road, Lancing



Ground Floor
Approximate Floor Area
972.94 sq ft
(90.39 sq m)

First Floor
Approximate Floor Area
1180.04 sq ft
(109.63 sq m)

Second Floor
Approximate Floor Area
713.97 sq ft
(66.33 sq m)

Approximate Gross Internal Area (Excluding Garage) = 215.41 sq m / 2318.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Performance Certificate



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