



144 Brighton Road | | Lancing | BN15 8LN



ESTATE AGENT





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£959,950

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Warwick Baker Estate Agents are delighted to offer this rarely available detached Marine Residence backing onto the Widewater Lagoon offering fine views over the English Channel. The property in recent years has been completely renovated and modernised at considerable expense by the present owner and featured in '25 Beautiful Homes' magazine. The property is arranged on three floors with a self-contained suite with separate dressing room and shower room on the ground floor, the first floor has a spacious lounge with part glazed roof and large expanse of picture windows, kitchen/breakfast room with 'Gallery' fitted units, 2 further bedrooms, fully tiled shower room, on the second floor impressive master suite with large bedroom area, tv room, bathroom/shower, fronting the Widewater there is a leisure area incorporating hot tub and sauna room. INTERNAL VIEWING IS HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- 3 DOUBLE BEDROOMS
- SELF CONTAINED ANNEXE
- SAUNA + HOT TUB
- LOUNGE
- TV ROOM
- STUNNING WATER VIEWS
- KITCHEN/BREAKFAST ROOM
- DOUBLE GARAGE
- 2 SHOWER ROOMS
- REAR SPLIT DECKING



Twin double glazed French doors leading to:

### **SPLIT-LEVEL ENTRANCE VESTIBULE**

17'4" (5.29)

Double glazed windows to the side, frosted double glazed windows to the side, two floor to ceiling contemporary style radiator, down lighting.

Frosted glazed door off entrance vestibule to:

### **RECEPTION ROOM**

23'11" x 13'6" narrowing to 9'7" (7.29 x 4.12 narrowing to 2.93)

Triple glazed windows to the front, floor to ceiling contemporary style radiator, door giving access to storage cupboard housing 'VAILANT ' gas fired combination boiler and water softener, frosted glazed door to entrance vestibule.

Door off reception 2 to:

### **DRESSING ROOM**

13'6" x 11'4" (4.12 x 3.46)

Comprising built in hanging rail and shelving, floor to ceiling contemporary style radiator, walk in storage space, spot lighting.

Door off reception 2 to:

### **WET ROOM**

Being fully tiled, comprising circular stainless steel sink unit with glass top, ' GROHE ' mixer tap, low level wc, contemporary style radiator, fully tiled shower cubicle ' GROHE ' power shower unit with separate shower attachment, glass shower door, extractor fan, spot light.

Door way off reception 2 to:

### **INNER LOBBY**

Door giving access to storage cupboard with shelving.

Door off inner lobby to:

### **GARAGE**

35'5" x 10'1" (10.82 x 3.09)

With electric up and over door, power and lighting, two frosted double glazed windows to the side, wall mounted electric trip switches, electric meter.

Stairs up from entrance vestibule to:

### **FIRST FLOOR LANDING**

Double glazed windows to the side having an easterly aspect, double glazed door giving access to the rear.

Doorway off landing to:

### **LIVING ROOM**

24'1" x 11'3" (7.35 x 3.44)

Having a favoured southerly aspect, three floor to ceiling contemporary style radiators, ' BANG & OLUFSEN ' wall mounted sound system providing music to the first and second floors, limestone tiled flooring with under floor heating.

Steps down from living room to:

### **SITTING ROOM**

24'1" x 11'11" (7.35 x 3.65)

Having a triple aspect, double glazed window and sliding double glazed door to the side having an easterly aspect, double glazed window and sliding double glazed door to the side having a westerly aspect, double glazed windows and twin sliding double glazed doors to the rear having a favoured southerly aspect, twin floor to ceiling contemporary style radiators, limestone tiling with under floor heating, part vaulted double glazed ceiling with electric wood blinds.

Square opening off living room to:

### **BREAKFAST ROOM**

13'9" x 8'7" (4.20 x 2.62)

Leaded port hole style stained double glazed window to the side, port hole style window with borrowed light from the living room, floor to ceiling contemporary style mixer tap, free standing ' CORIAN ' breakfast bar with seating for three, built in integrated freezer under, radiator, door giving access to storage cupboard with shelving.

Opening off breakfast area to:

### **KITCHEN**

14'7" x 8'5" (4.46 x 2.59)

Comprising twin sink unit with ' GROHE ' mixer tap inset into 'CORIAN ' work top, ' BOSCH ' integrated dishwasher under, storage cupboard to the side, ' CORIAN ' back splash, matching work top to the side with 'AEG ' four ring halogen hob, drawers and cupboards under, space and plumbing for washing machine to the side, ' CORIAN ' back splash, ' BAUMATIC ' glass and steel extractor hood, complimented by matching wall units over, built in ' BOSCH ' microwave/cooker, drawers under, display work top above, complimented by matching wall units with down lighting, matching adjacent work top with storage drawers and cupboards under housing water filtration system, built in ' BOSCH ' electric oven, drawers under, built in fridge to the side, display shelf over, complimented by matching wall units over with down lighting, double glazed windows to the side, port hole style leaded double glazed window to the front with views of The South Downs, limestone tiled flooring with under floor heating, spot lighting.

Frosted glazed door off kitchen to:

### **INNER HALLWAY**

Limestone tiled flooring with under floor heating, spot lighting.

Frosted glazed door off inner hallway to:

### **BEDROOM 2**

14'0" x 14'0" (4.29 x 4.28)

Being ' L ' shaped, triple glazed windows to the front with views of The South Downs, floor to ceiling contemporary style radiator, two built in double doored wardrobes with hanging and shelving space and down lighting, spot lights.

Frosted glazed door off inner hallway to:

### **BEDROOM 3**

10'8" x 8'10" (3.26 x 2.71)

Triple glazed window to the front with views of The South Downs, contemporary style radiator, range of built in hanging and shelving space, range of built in drawers, built in shoe storage shelves.

Door off inner hallway to:

### **WET ROOM**

Being fully tiled, comprising vanity unit with wash hand basin and ' GROHE ' mixer tap, twin storage cupboard under, range of drawers to the side, low level wc, heated hand towel rail, fully tiled shower area with corner ' GROHE ' power shower unit with separate shower attachment, glass shower door, tiled flooring, spot lighting, frosted double glazed window.

Glass cantilevered staircase up from living room to:

### **MAIN BEDROOM**

24'11" x 16'2" (7.62 x 4.94)

Double glazed windows and French doors to the rear having a favoured southerly aspect, with direct views of Widewater Lagoon and The English Channel with views along the coast to Brighton, part sloping ceiling with ' VELUX ' windows to either side, built in triple doored wardrobe with hanging, shelving and storage space, access to two eaves storage cupboards, two radiators, spot lights.

Square opening off main bedroom to:

### **TV ROOM**

12'10" x 8'4" (3.93 x 2.55)

Twin French doors to the front having a favoured southerly aspect with direct views of Widewater Lagoon and the English Channel, floor to ceiling contemporary style radiator, spot lights.

Door off main bedroom to:

### **LOBBY**

Spot light, wall mounted recessed house security system, door off to airing cupboard housing pre-factory lagged hot water cylinder with fitted immersion heater, slatted shelving over.

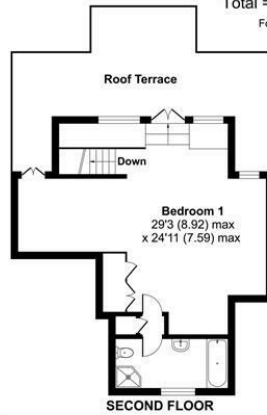
Door off lobby to:



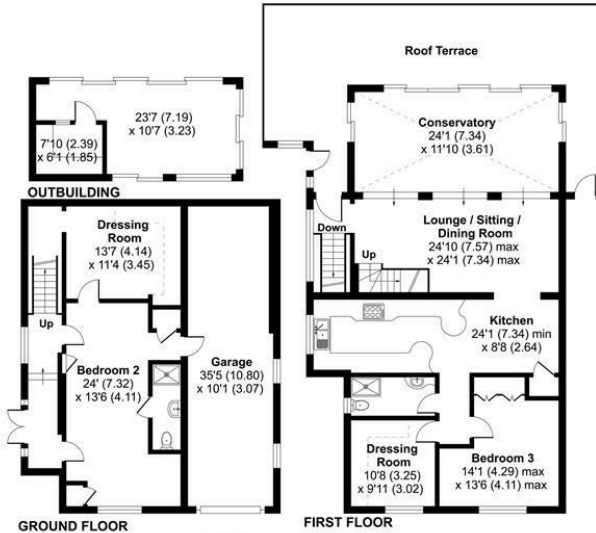


## Brighton Road, Lancing

Approximate Area = 2886 sq ft / 268 sq m (includes garage)  
 Outbuilding = 250 sq ft / 23 sq m  
 Total = 3136 sq ft / 291 sq m  
 For identification only - Not to scale



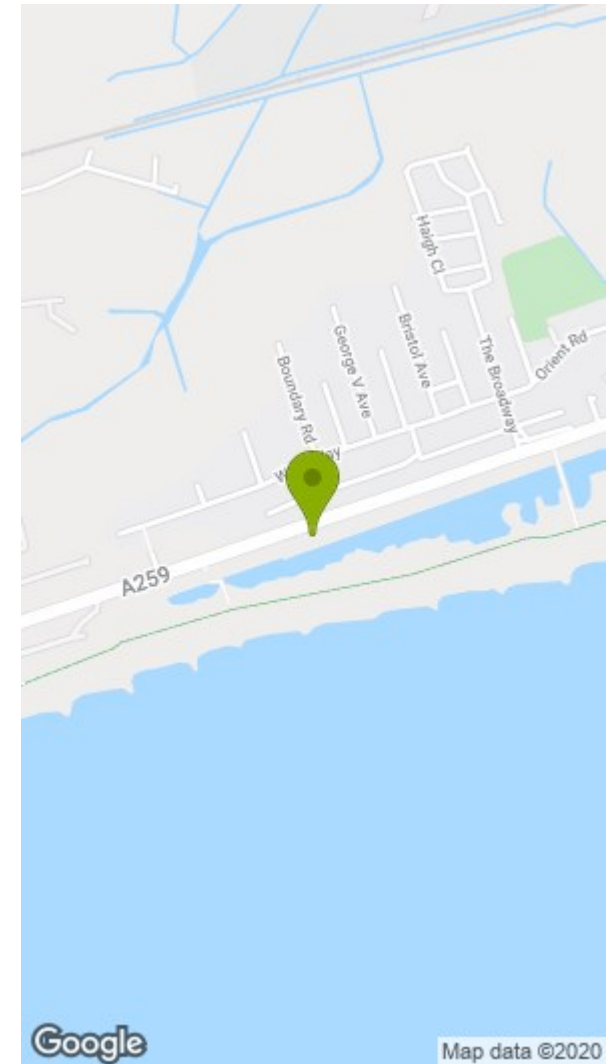
SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Warwick Baker Estate Agent Ltd. REF: 666671



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Map data ©2020

### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
			79			67	71
			58				