



Creek Cottage Coombes Road | | Lancing | BN15 0RJ

WB
WARWICK BAKER
ESTATE AGENT



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Offers In Excess Of £1,150,000

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A rare and exciting opportunity to acquire a substantial country residence on the edge of the South Downs National Park – delivering lifestyle, scale and architectural charm in one outstanding package.

Set behind electric gates on a generous ¼ acre plot, this striking home offers over 5,100 sq ft (475 sq m) of internal living space and panoramic views of the River Adur and South Downs National Park beyond.

Designed with entertaining and family life in mind, the property centres around a spectacular 57' (17m) indoor pool complex complete with sunken hot tub, spa shower and mood lighting – creating the feel of a private wellness retreat.

- Expansive 5,108 sq ft / 475 sq m residence set on a ¼ acre plot with private gated access
- Panoramic views of the South Downs and River Adur
- Handcrafted 23' (7m) Clive Christian kitchen and impressive 27' (8.2m) triple-aspect lounge
- 36' (11m) principal suite with balcony, dressing room and luxurious steam room en-suite
- 57' (17m) heated indoor pool complex with hot tub, starlit ceiling, and spa-style shower
- Secure gated driveway, garage and ample off-road parking
- Detached two-bedroom annexe ideal for multi-generational living, guests or Airbnb
- Landscaped gardens with rock pool fountain, two-storey playhouse, zip wire and thatched gazebo with BBQ, heaters, TV & fridge
- No upward chain

Exceptional Country Retreat with Indoor Pool, Annexe & South Downs Views – 5,108 sq ft / 475 sq m

Freehold 6 Beds 5,108 sq ft / 475 sq m ¾ Acre Plot Secure Gated Drive

Part frosted leaded glazed front door leading to:

ENTRANCE HALL
12'8" x 9'3" (3.87 x 2.84)

Being 'L' shaped, radiator with cover, door to under stairs storage cupboard, ' TRAVERTINE ' tiled flooring with electric under floor heating, LED downlighting.

Twin part glazed doors off entrance hall to:

LOUNGE/DINING ROOM
27'3" x 18'11" (8.31 x 5.79)

Having a triple aspect, two sets of double glazed windows to the side having a favoured southerly aspect, twin double glazed French doors to the rear having an easterly aspect, leaded double glazed windows to the front having a westerly aspect, feature ' LOUIS ' style fireplace, three double panelled radiators, tiled hearth, picture window to the kitchen/breakfast room.

Twin folding part glazed doors off lounge/dining room to:

STUDY
12'2" x 9'1" (3.73 x 2.79)

Leaded double glazed windows to the front having a westerly aspect, double panelled radiator, range of built in storage cupboards with display shelf, LED downlighting.

Opening off entrance hall to:

KITCHEN/BREAKFAST ROOM
22'11" x 22'4" (7.01x 6.81)

Supplied by ' CLIVE CHRISTIAN ' comprising central feature island with solid wood worktop with inset sink stainless steel unit, brass hot and cold taps, range of slow closing drawers and cupboards under, four seat breakfast bar to the side, adjacent granite worktop with inset butler sink with brass mixer tap, range of slow closing drawers and cupboards under, ' FISHER AND PAYKEL ' twin dish drawers to the side, matching granite backsplash, adjacent ' FALCON ' range with

five ring LPG gas hob, matching granite backsplash with tiling over, flat screen TV over, extractor fan, display shelf over, electric ovens under, granite work tops to either side, range of slow closing drawers, matching granite backsplash with tiling over, illuminated glass display shelving over, storage cupboards to the side, double glazed windows to the side having a favoured southerly aspect, double glazed windows to the rear having an easterly aspect, double glazed windows to the side, double panelled radiator, ' TRAVERTINE ' tiled flooring with electric under floor heating, LED downlighting, ceiling speakers.

Archway off kitchen/breakfast room to:

UTILITY ROOM
14'4" x 5'10" (4.37 x 1.78)

Comprising granite effect worktop with inset twin sink unit with contemporary style mixer tap, space and plumbing for washing machine and tumble dryer under, slow closing drawer and cupboard to the side, tiled splash back, three ' VYTRONIX ' microwaves over, illuminated display cabinet to the side, storage cupboard to the side, display wine rack, double glazed windows to the rear having an easterly aspect, space for American fridge/freezer, LED downlighting, ceiling speaker, ' TRAVERTINE ' tiled flooring with electric under floor heating.

Door off utility room to:

GARAGE
19'3" x 15'8" (5.89 x 4.80)

Being ' L ' shaped, comprising granite effect work top with inset 1 1/4 bowl stainless steel sink unit, storage cupboard under, space and plumbing for washing machine to the side, space for American style fridge/freezer, double glazed window to the rear, with power and lighting, electric up and over door.

Twin French doors off kitchen/breakfast room to:

POOL ROOM
57'1" x 32'1" (17.42 x 9.80)

Having a triple aspect, double glazed windows and twin French doors to the side having a favoured southerly aspect, twin double glazed French doors to the rear having an easterly, double glazed windows and French door to the side, with 30' heated tiled swimming pool with ' BARRISOL ' ceiling, sunken

hot tub, fully tiled star-lit ceiling shower area with built in shower with rainfall style shower head, heated hand towel rail, up lighting, ' TRAVERTINE ' tiled flooring.

Door off entrance hall to:

GROUND FLOOR CLOAKROOM

With part wood panelling to dado height, comprising low level wc, granite worktop with inset oval sink unit with contemporary style mixer tap, matching granite backsplash with mirror over, adjacent granite worktop with double doored storage cupboard under, matching granite backsplash, LED downlighting, ' TRAVERTINE ' tiled flooring with electric under floor heating.

Turning staircase up from entrance hall to:

LANDING

Being ' Z ' shaped, built in double doored airing cupboard with shelving, door giving access to eaves storage space, windows to the side having a favoured southerly aspect, access to loft storage space.

Doorway off landing to:

LINK ROOM
15'1" x 11'8" (4.60 x 3.57)

Double glazed window to the side having a favoured southerly aspect, spiral wrought iron staircase down to the kitchen/breakfast room, range of hanging rails and shelving, shoe storage, flat screen tv.

Door off to:

BEDROOM 1
36'8" x 19'7" (11.20 x 5.99)

Having a dual aspect, double-glazed windows to the side with views of The South Downs and River Adur views, twin double glazed French doors to the rear having an easterly aspect, recessed area with three double doored wardrobes with hanging and shelving space, range of twelve built in drawers, two eaves storage spaces, LED downlighting.

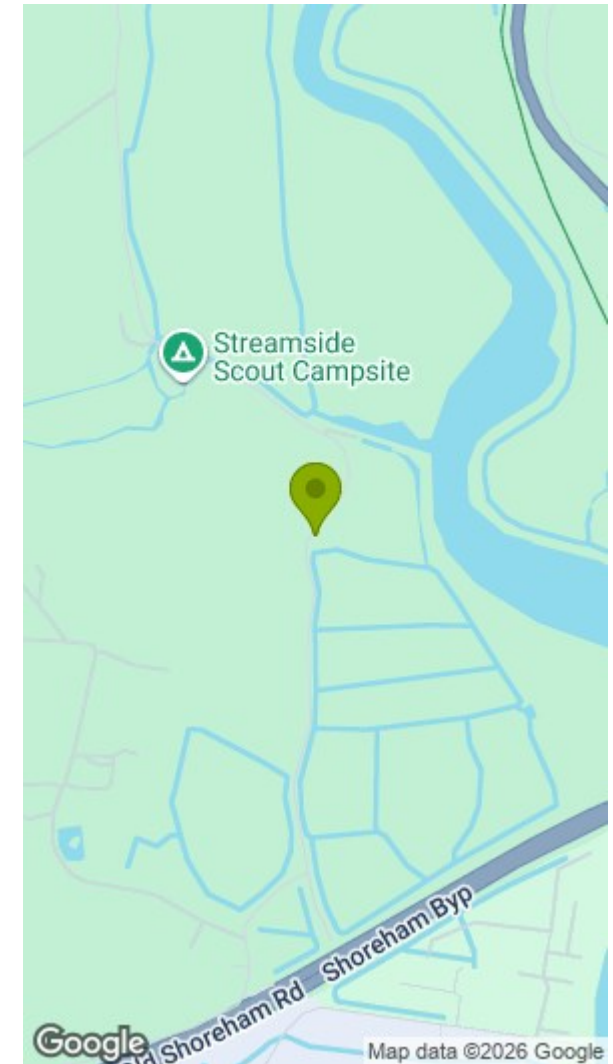
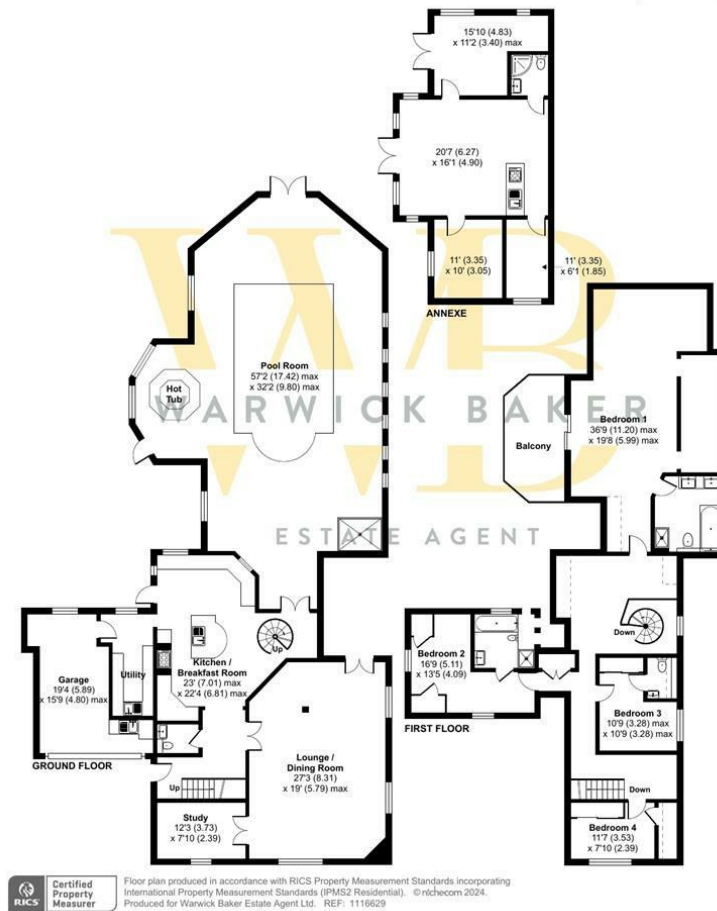
Archway off bedroom 1 to:



Coombes Road, Lancing, BN15

Approximate Area = 4123 sq ft / 383 sq m
 Limited Use Area(s) = 68 sq ft / 6.3 sq m
 Annexe = 701 sq ft / 65.1 sq m
 Garage = 216 sq ft / 20 sq m
 Total = 5108 sq ft / 474.4 sq m

Denotes restricted head height



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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	69

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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