



243 Brighton Road | | Lancing | BN15 8JP





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£650,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS TRULY UNIQUE AND OUTSTANDING DETACHED HOUSE, STUNNINGLY RE-MODELLED OVER THE LAST FEW YEARS. THE PROPERTY BENEFITS FROM ENTRANCE HALL, 4 BEDROOMS, SOUTH FACING LOUNGE, MAGNIFICENT NEW KITCHEN, DINING ROOM, GROUND FLOOR STUDY, UTILITY ROOM, GROUND FLOOR CLOAK ROOM, FAMILY BATHROOM, EN-SUITE WET ROOM, OFF ROAD PARKING AND SECLUDED REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED.

- ENTRANCE HALL
- 23' DINING ROOM
- OFF ROAD PARKING
- 4 BEDROOMS
- GROUND FLOOR CLOAK ROOM
- 38' REAR GARDEN
- SOUTH FACING LOUNGE
- UTILITY ROOM + STUDY ROOM
- MODERN KITCHEN
- FAMILY BATHROOM + EN-SUITE WET ROOM

Front door leading to:

ENTRANCE HALL

17'9" x 9'10" (5.42 x 3.00)

Being 'L' shaped, high gloss ceramic tiled flooring with under floor heating.

Door off entrance hall to:

LOUNGE

16'1" x 12'11" (4.92 x 3.95)

Double glazed windows to the front having a favoured southerly aspect, under floor heating, LED down lighting.

Door off entrance hall to:

KITCHEN

21'4" x 11'10" (6.52 x 3.63)

Comprising contemporary style kitchen with Corian work top with inset sink unit and mixer tap, range of slow closing drawers and cupboards under, built in 'LAMONA' dishwasher to the side, matching adjacent Corian work top to the side, slow closing drawers and cupboards under, complimented by matching wall units over, matching range of larder style storage cupboards to the side, twin 'LAMONA' electric ovens, built in 'LAMONA' fridge/freezer to the side, free standing breakfast bar with Corian work top with inset 'LAMONA' four ring induction hob with extractor fan, slow closing drawers under, high gloss ceramic tiled flooring with under floor heating, LED down lighting.

Opening off kitchen to:

DINING ROOM

23'1" x 11'1" (7.04 x 3.40)

Range of sliding double glazed doors and windows to the rear, three canopied roof voids, high gloss ceramic tiled flooring with under floor heating, LED down lighting.

Door off entrance hall to:

UTILITY ROOM

8'9" x 6'6" (2.69 x 1.99)

Comprising work top with inset sink unit and mixer tap, storage cupboards under, built in integrated 'LAMONA' washing machine to the side, built in integrated 'BUSH' tumble dryer to the side, larder style storage cupboard to the side, high gloss ceramic tiled flooring with under floor heating, LED down lighting.

Door off utility room to:

STUDY/OFFICE

11'10" x 6'7" (3.62 x 2.02)

Double glazed floor to ceiling window to the rear, under floor heating, LED down lighting.

Door of entrance hall to:

CLOAK ROOM

Comprising low level wc, vanity unit with inset wash hand basin with contemporary style mixer tap, built in under stairs storage cupboard, built in double doored storage cupboard housing electric meter and fuse board, built in high level double doored storage cupboard housing 'WORCESTER' gas fired combination boiler, high gloss ceramic tiled flooring with under floor heating, 'XPELAIR' extractor fan, LED down lighting, frosted double glazed windows to the side.

Stairs with hand rail up from entrance hall to:

LANDING

Contemporary style radiator, canopied void light window, LED down lighting, double glazed window to the side having a westerly aspect.

Door off landing to:

MAIN BEDROOM

15'10" x 14'3" (4.84 x 4.36)

Double glazed windows to the front having a favoured southerly aspect, contemporary style radiator, LED downlighting.

Door off main bedroom to:

EN-SUITE WET ROOM

Being fully tiled, wall mounted thermostatic shower unit with separate shower attachment, 'XPELAIR' extractor fan, LED downlight.

Twin French doors off main bedroom to:

FRONT BALCONY

20'8" x 3'8" (6.30 x 1.13)

Laid to decking, enclosed by part glass balustrade and wood planking, having a favoured southerly aspect.

Door off landing to:

BEDROOM 2

11'10" x 10'5" (3.63 x 3.19)

Double glazed tilt and turn window to the rear with views of The South Downs contemporary style radiator, canopied void light window, LED down lighting.

Door off landing to:

BEDROOM 3

12'2" x 8'6" (3.71 x 2.61)

Double glazed tilt and turn windows to the rear with views of The South Downs, contemporary style radiator, three built in eaves storage cupboards, canopied void light window, LED down lighting.

Door off landing to:

BEDROOM 4

11'11" x 7'3" (3.64 x 2.23)

Double glazed tilt and turn windows to the rear with views of The South Downs, contemporary style radiator, canopied void light window, LED downlighting.

Door off landing to:

FAMILY BATHROOM

Being fully tiled having a feature curved wall, comprising free standing oval shaped bath with floor mounted contemporary style mixer tap with separate shower attachment, floating vanity unit with inset wash hand basin with contemporary style mixer tap, two drawers under, LED down lighting.

FRONT

44'6" x 28' (13.56m" x 8.53m)

Having a favoured southerly aspect, laid to shingle with off road parking, enclosed partly by low brick wall, Sandstone patio slab pathway leading to the front door, side gate giving access to the rear garden.

REAR GARDEN

38'1" x 24'10" (11.62 x 7.57)

Being landscaped, Sandstone patio slab area, astro turf area, partly enclosed by railwat sleeper flower bed, all enclosed by high wood fencing to three sides.



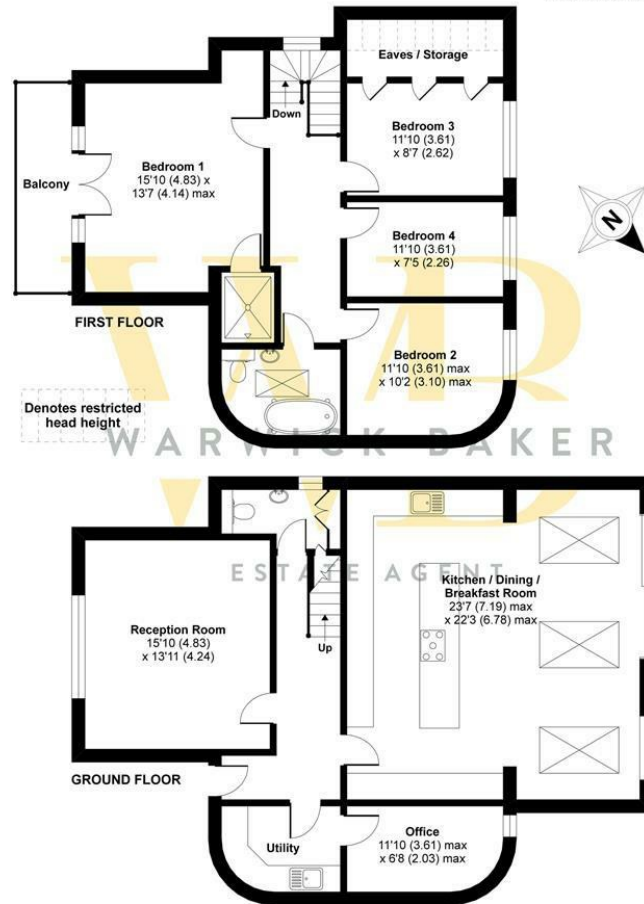
Brighton Road, Lancing, BN15

Approximate Area = 1827 sq ft / 169.7 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

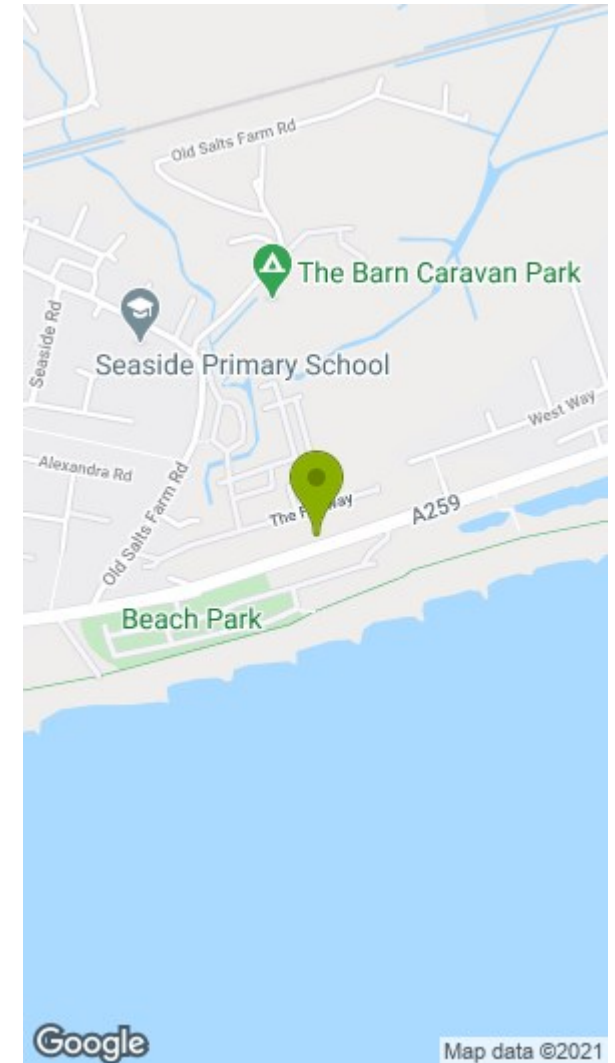
Total = 1855 sq ft / 172.3 sq m

For identification only - Not to scale



Denotes restricted head height

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 695052.



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		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 (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(54-68) D		(54-68) 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC
	81	69	70