



243 Brighton Road | | Lancing | BN15 8JP

WB
WARWICK BAKER
ESTATE AGENT

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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.

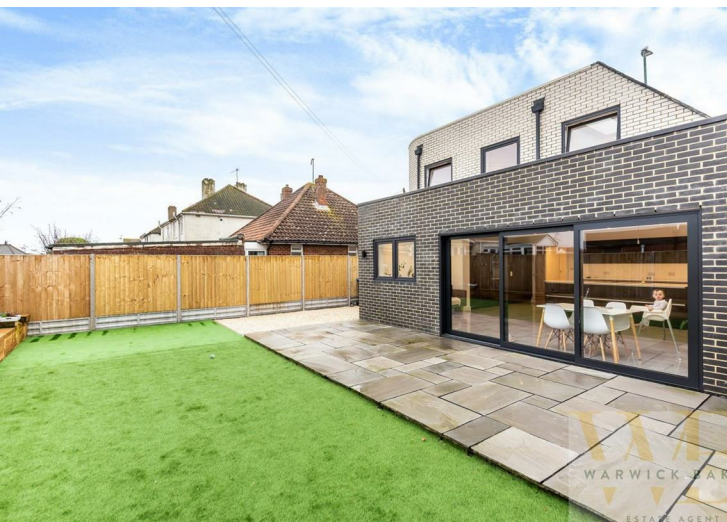
FRONT

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)



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

FIRST FLOOR

Balcony

Bedroom 1
15'10 (4.83) x 13'7 (4.14) max

Down

Eaves / Storage

Bedroom 3
11'10 (3.61) x 8'7 (2.62)

Bedroom 4
11'10 (3.61) x 7'5 (2.26)

Bedroom 2
11'10 (3.61) max x 10'2 (3.10) max

Denotes restricted head height

GROUND FLOOR

Reception Room
15'10 (4.83) x 13'11 (4.24)

Up

Kitchen / Dining / Breakfast Room
23'7 (7.19) max x 22'3 (6.78) max

Office
11'10 (3.61) max x 6'8 (2.03) max

Utility

WARRICK BAKER ESTATE AGENT



A map of the Seaside Primary School area. The school is marked with a building icon and labeled 'Seaside Primary School'. Roads shown include 'Old Salts Farm Rd', 'Seaside Rd', 'Alexandra Rd', 'The P... Way', 'Boundary Rd', and 'West Way'. A green location pin is placed on 'The P... Way'. 'Beach Park' is shown as a green area near the coast. The road 'A259' is also visible. The map is credited to Google with data from 2021.

* 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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) 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 (1-35) G Not energy efficient - higher running costs	61	81	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-38) G Not environmentally friendly - higher CO₂ emissions	69	70
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		