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## Description

This exceptional detached waterfront home, offers contemporary living, with views across the protected Widewater Lagoon, and direct views over the English Channel. Designed to an exceptional standard. A really stunning home with stand out features being, the generous 21ft living room, a sleek modern kitchen/diner, four spacious double bedrooms, and an incredible master bedroom suite with direct coastal vistas.

Internal: Generous accommodation set across three floors. Exceptionally light and spacious contemporary layout.

Impressive 21ft Living Room: Bright, open-plan space designed for modern living and relaxing. Modern Kitchen / Dining

Room: Modern sleek finish, offering ample dining space and direct sea views, and views

Four Double Bedrooms: Well-proportioned, light-filled rooms including an incredible master bedroom on the top floor with sea views.

Stylish family bathroom, plus additional separate WCs for convenience.

External: Tiered Rear Garden & Balcony: Fully paved multi-tiered outdoor area ideal for al fresco dining, complemented by a balcony with coastal views.

Outside, a multi-tiered paved rear garden creates the perfect setting for al fresco dining, complete with a spectacular south facing balcony and a private jetty opening directly onto the lagoon.

## Key Features

- Detached Waterfront House
- Sun Balcony with Sea Views
- 21ft Living Room with Bi-Folds and Sea Views
- South Facing Rear Garden Backing Onto The Lagoon
- Car Port
- Direct Views Over The Seafront and Widewater Lagoon
- Four Spacious Double Bedrooms
- Modern Kitchen/Breakfast Room
- Three Bathrooms
- FREEHOLD



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**Ground Floor**

**Entrance Hall**

**Ground Floor WC and Utility Room**

**First Floor**

**Kitchen/Breakfast Room**

**Bedroom**

**Bedroom**

**Family Bathroom**

**Second Floor**

**Living Room with Balcony**

**Master Bedroom with En-Suite**

**Bedroom**

**OUTSIDE**

**Rear Garden**

**Car Port**

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# Floor Plan Brighton Road



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (82 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (61-81) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (49-60) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (35-48) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (29-34) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| 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 |           |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.