Robert Luff & Co

Brighton Road, Lancing

Freehold - £750,000

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Description

Robert luff and Co are delighted to bring to the market "Sea Breezes" situated backing onto Widewater Lagoon. This art deco style home, is nestled in an enviable coastal position with sea views over the English channel. Sea Breezes is a stylish and versatile detached residence, in a contemporary style. Impressive living spaces, and an exceptional "tiered" decked waterfront rear garden.
Tastefully decorated throughout, the property has been thoughtfully upgraded by the present owners, to create a home perfect for coastal living and outdoor entertaining.
Four double bedrooms. A master bedroom with its own private en-suite, and dressing room with direct views across the English Channel with sliding patio doors.
The Living room measures over 25ft, with double patio doors opening out to the rear garden, with views over Widewater lagoon.
Modern kitchen with modern units and work surface.
Family bathroom with corner bath.
The rear garden has a modern summer house, being double glazed with electric heaters.
Viewing highly recomended, please call the office to arrange a viewing.



Key Features

- 4 Bedroom Detached Waterside House
- 25ft Living Room
- Tiered Rear Garden
- Garage
- Two Bathrooms
- Direct Sea Views and overlooking Widewater Lagoon
- Master Bedroom with En-Suite and Dressing Room
- Summer House
- Downland Views
- Freehold





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Entrance Hall
Entered via a striking oak-panelled front door, stripped wooden flooring, spotlights, under-stairs storage, and a dedicated coat and shoe cupboard. radiator.

Utility Room
A practical utility and storage room

Integral Garage
Electric up-and-over door.

Stairs to First Floor
A featured turning staircase with attractive frosted Art Deco style windows leads up to the first floor landing:

Living Room
A light-filled, L-shaped contemporary living area with spotlights and stylish flooring. Designed to maximize panoramic views across Widewater Lagoon, with double patio doors opening out to the rear garden.

Kitchen
A sleek, modern kitchen with tiled walls and modern white range of wall and floor units. Integrated Indesit oven with a four-ring gas hob. Worcester Bosch boiler, ample space for standard appliances, and dual storage cupboards. A side door provides convenient access to both the rear garden and the front of the property.

Bedroom

Family Bathroom
Corner bath. Low level WC. Wash hand basin. Frosted double glazed window.

Second Floor

Master Bedroom with Dressing Room
Direct sea views.

En-suite
Generous en suite with modern shower, bathroom, low level WC and hand basin.

Bedroom
Double bedroom with double glazed window and radiator

Bedroom
Double bedroom with double glazed window and radiator

Outside

Rear Garden
Tiered rear garden with mainly decking, with pond, and mature flower and shrub borders. South facing, and backing onto Widewater lagoon with its own private jetty.

Summer House/Garden Room
With panoramic views of Widewater Lagoon, the individually designed garden

room is fully insulated with interior wooden panelling and huge upvc double glazed windows and double doors. Equipped with cat 5 wiring for internet, electric points and electric heating, this is a truly versatile outdoor room that would make a perfect home office, seating or entertaining space.

Private Driveway
Off road parking for two vehicles.

Garage
Electric up and over door









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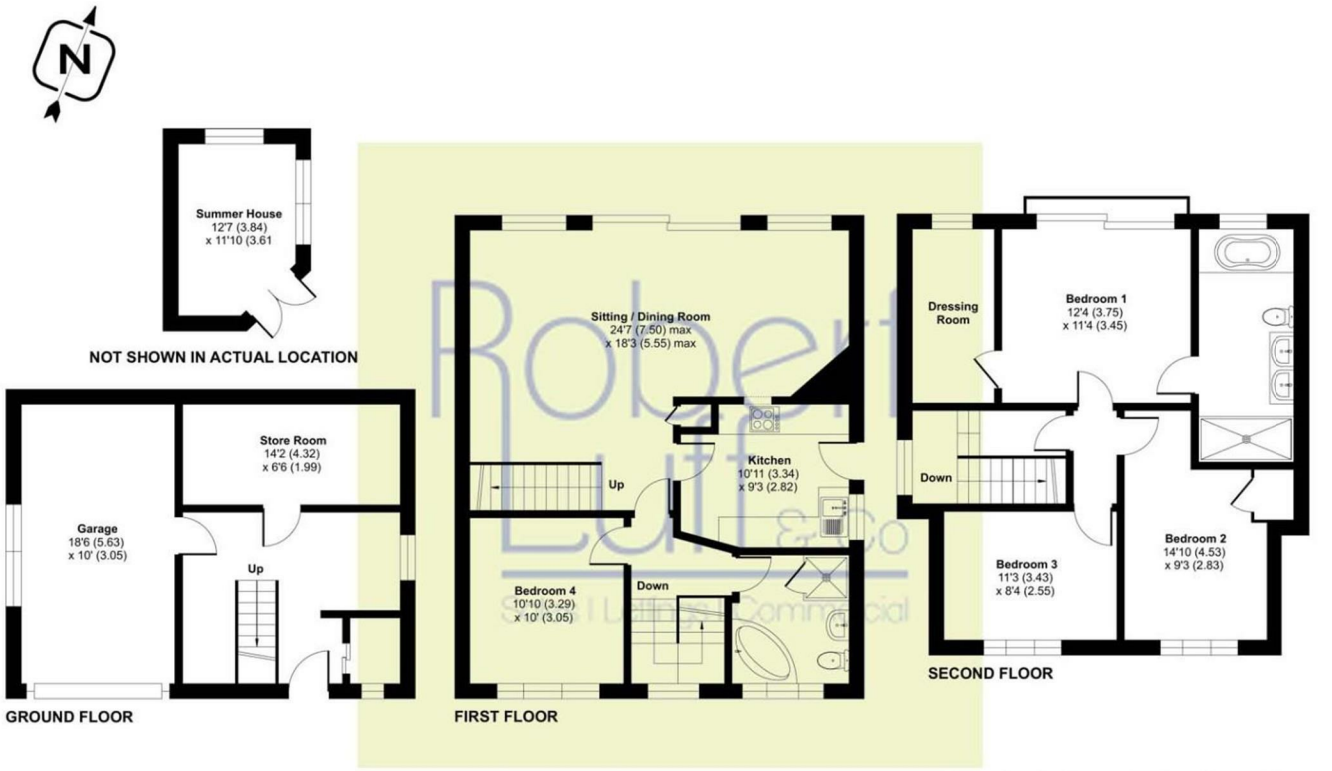
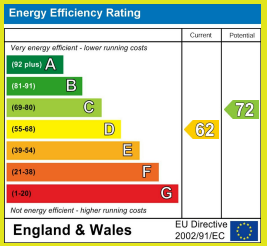
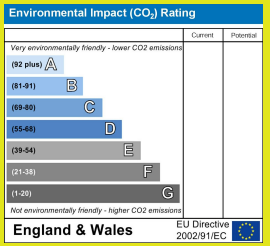
Floor Plan Brighton Road



Approximate Area = 1619 sq ft / 150.4 sq m
Garage = 182 sq ft / 16.9 sq m
Outbuilding = 79 sq ft / 7.3 sq m
Total = 1880 sq ft / 174.6 sq m
For identification only - Not to scale







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