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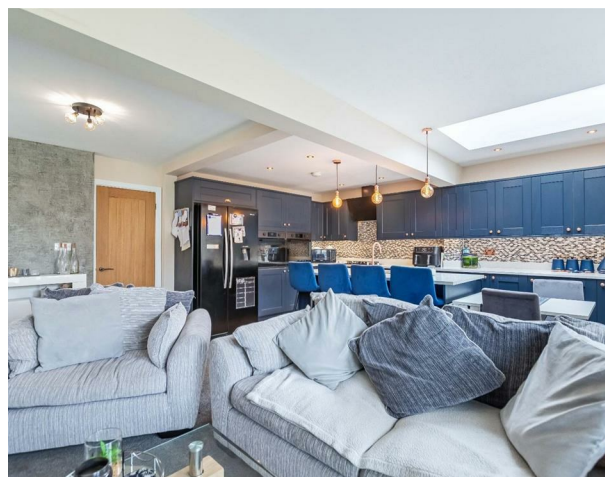
Description

We are delighted to welcome to the market this SIMPLY STUNNING, FIVE BEDROOM detached family home just MOMENTS FROM LANCING BEACH. Renovated to an exceptional standard this wonderful property offers HIGH SPECIFICATION THROUGHOUT and doesn't leave a stone unturned with well designed modern touches right from the threshold to the bar. As soon as you walk through the door here you are greeted by an expansive entrance hall with doors to the three downstairs bedrooms, the open plan family room including kitchen and a beautifully finished downstairs bathroom whilst upstairs is a family bathroom and a further two bedrooms. If entertaining friends and family is on your tick list then this is the house for you with its bar and hot tub area offering the perfect setting, with blue tooth speak systems, TV's and a beer pump this will soon be the house where your loved ones want to gather, especially if they are football fans! If we haven't sold you this house enough yet then let me tell you about its location; just a moments walk away, and visible from upstairs, is the popular Lancing Beach, which offers a range of water sports, The Perch and Widewater Conservation Lagoon, whilst a little further to the east you'll find the vibrant Shoreham-By-Sea and to the west the shopping town of Worthing which can both be accessed by foot or bus using the No.700 bus route that also takes you to Brighton. The house has to be viewed to be fully appreciated, call now to book.



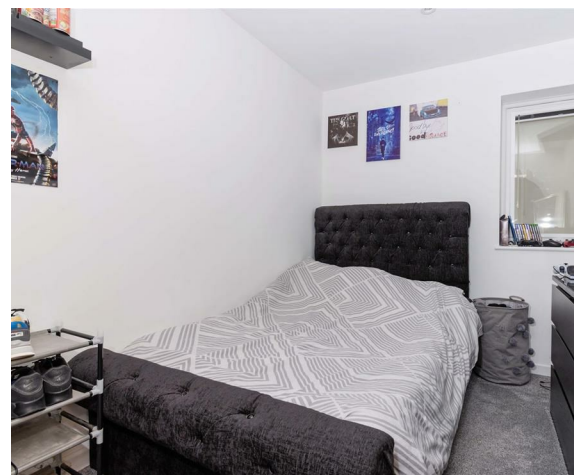
Key Features

- Detached Five Bedroom Home
- Renovated To An Exceptional Standard
- Detached Bar In Garden With Covered Hot Tub Area
- Off Road Parking
- Stones Throw From Lancing Beach
- Two Bathrooms
- Low Maintenance Rear Garden
- Open Plan Living Area
- Vendor Suited
- EPC rating - D Council Tax Band - C



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Front Door

Entrance Hallway

Wood Laminate flooring, cupboard housing meters, coat cupboard, radiator with radiator cover, under stair cupboard, stair case leading to first floor.

Bedroom Three

3.12m x 2.11m (10'03 x 6'11)

Bay window to the front with wooden shutter blinds, spot lights, radiator with radiator cover, carpet, TV point on wall, oak finish door.

Bedroom Four / Study

3.12m x 2.29m (10'03 x 7'06)

Window to side with fitted venation blinds, radiator with radiator cover, ceiling spot lights, carpet.

Bedroom Five

3.15m x 2.26m (10'04 x 7'05)

Window to side with fitted venation blinds, radiator with radiator cover, carpet

Open Plan Living Area

5.00m x 5.89m (16'05 x 19'04) comprising;

Lounge/dining area

TV point on wall, radiator with radiator cover, window to side, double doors to garden, additional window to rear, sky light window to roof, carpet.

Kitchen area

Range of base and eye level kitchen cupboards with roll top work surfaces, sink with mixer tap, side by side double oven, integrated dishwasher & washing machine space for double fridge freezer, spot lighting, vinyl flooring, breakfast bar with low hanging lights.

Downstairs Bathroom

Raised freestanding roll top bath with stand pipe mixer tap and hand held shower attachment, tiled walls around bath with shelf insets, wash hand basin with storage under, blue tooth light up mirror on wall, heated towel rail, vinyl flooring, frosted window to side, extractor fan, cupboard housing boiler.

First Floor

Landing

Carpet, frosted window to side, eves storage doors to:

Bedroom Two

2.26m x 4.04m (7'05 x 13'03)

Window to front with sea views, window to side, radiator with radiator cover, TV point on wall, carpet, spot lighting

Bedroom One

2.87m x 5.41m (9'05 x 17'09)

Window to rear, window to side, built in wardrobe, carpet, radiator with radiator cover

Bathroom

Shower cubicle with dual shower attachment, bath with mixer taps, low level flush w/c, wash hand basin with fountain tap and storage under, blue tooth mirror with lights, heated towel rail, spot lighting, vinyl flooring, frosted window to side.

Outside

Rear Garden

Laid with artificial grass with raised wood chip area, enclosed by fence, outside power sockets, raised covered hot tub area with hot tub, blue tooth speaker system, TV point on wall, spot lighting.

Bar

Double glazed double doors to garden, laminate flooring, window, base cupboards with roll top work surfaces, beer pump, mosaic style tiles on wall, blue tooth speaker system, TV point on wall, electric heater on wall.

Utility Area

1.04m x 4.65m (3'05 x 15'03)

Laminate flooring, power sockets, storage cupboards, double glazed door to garden

Storage area

covered storage area accessed from the front of the property

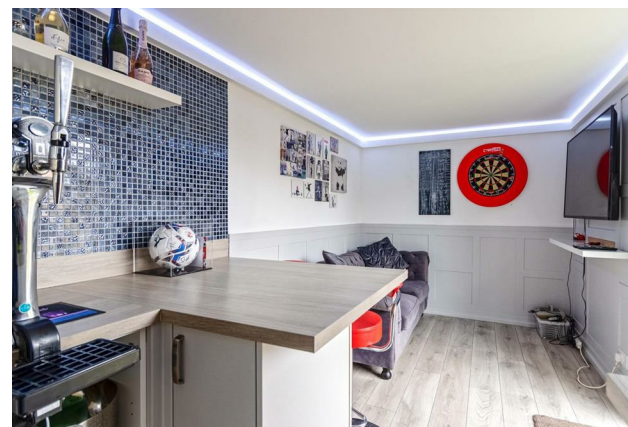
Front Garden

Dropped kerb to driveway laid with decorative stone, access to storage space, space for multiple cars



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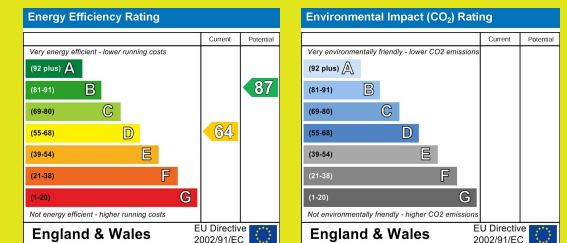
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Floor Plan Cecil Road



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