



## Norbury Drive, North Lancing

Offers in excess of £800,000



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# Norbury Drive, North Lancing, BN15 0QQ

A stunning detached house located in a gated development, built in 2020 and spanning an impressive 1,441 square feet, with open layouts and expansive glass blending architecture with the environment. The spectacular open plan living space is bathed in natural light and offers breath taking sea views from the south facing roof terrace. The high-end kitchen is a chef's dream, equipped with Bosch integral appliances and finished to the highest standards, this wonderful space has underfloor heating and is ideal for relaxing and entertaining. There are engineered wood floors throughout the entrance hall and living space which adds a touch of elegance. There is a spectacular atrium above the entrance hall and stairs to the first floor, allowing natural light and nature to become an integral part of everyday life.

There are four spacious double bedrooms, two of which feature luxurious ensuite bathrooms, the principal bedroom is a true retreat, complete with air conditioning, walk-in wardrobe and direct access to the beautifully designed south-facing garden. This outdoor space features a contemporary pergola and porcelain paved patio areas, perfect for al fresco dining or simply enjoying the sunshine.

Additionally, the property includes an impressive detached garage, which is not only functional but also stylish, featuring designer inset ceiling lighting and specialist flooring. With parking available for up to three vehicles, convenience is at your doorstep.

This home is not just about luxury; it also incorporates eco-friendly features, including a low maintenance green roof system, making it a sustainable choice for the environmentally conscious buyer.

In summary, this architecturally designed residence on Norbury Drive is a rare find, offering a harmonious blend of style, comfort, and practicality, all within a desirable coastal location.

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## Garage

Measuring 38.1 sq m (410 sq ft)

This luxury garage has a remote controlled roller door and side access, the bespoke ceiling lighting and specialist flooring. An ideal space for vehicles or alternatively a work shop, studio or gym.

## Location

The house is in an elevated position in North Lancing with southerly views towards the sea. Norbury Drive is on the edge of downs with excellent road links providing access to the south coast as there is easy access to A23/A27 for those who commute to neighbouring towns, villages and Brighton. This property has direct access to the South Downs National Park, an area of outstanding natural beauty with many hiking trails, stunning natural scenery and historical sites.

This location is also in the catchment area for many well regarded education facilities, primary and secondary schools, the property is located in close proximity to the prestigious Lancing College and Chapel. Lancing mainline train station is approximately 1.3 miles in distance, and for convenience, local shops and a large supermarket is also in this area. Lancing Manor Leisure centre is only 0.7 miles in distance, offering fitness gym, floodlit sports area, sauna suite and a café/bar.

## Additional Information

EPC rating: B

Internal measurement: 1,441 square feet / 133.9 square meters (excluding garage)

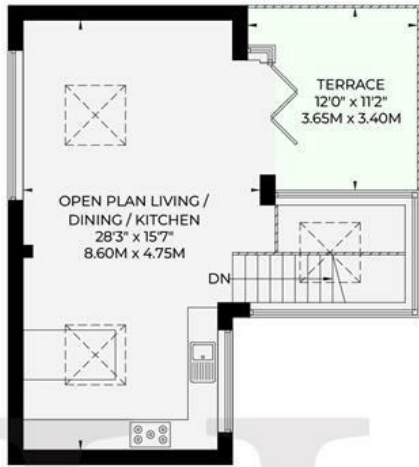
Tenure: Freehold

Council tax band: F

N.B: Remainder of a 10 Year LABC New Homes Warranty







**First Floor**  
43.5 sq m / 468 sq ft



**Ground Floor**  
90.4 sq m / 973 sq ft

**Garage**  
38.1 sq m / 410 sq ft

**APPROXIMATE GROSS INTERNAL AREA = 133.9 sq m / 1441 sq ft**  
**GARAGE = 38.1 sq m / 410 sq ft**  
**TOTAL = 172 sq m / 1851 sq ft**

Floor plan is for illustration and identification purposes only and is not to scale.

Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).



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