

Jack Taggart & Co

RESIDENTIAL SALES

BRIGHTON ROAD, BN15 8JP

OIEO £725,000

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Jack Taggart & Co are pleased to present to you this absolutely stunning five double bedroom detached house with a complete, newly renovated spread across 3 floors with over 2450 Sq Ft. The property also comprises a 4/5 car private drive way with electronic gated access and video entry.

As you enter the property you are met with a vast entrance hall with a direct view along to the open planned kitchen/living/dining room. This triple aspect space just breathes a bright and airy atmosphere which is complimented by the skylight overhead.

Every inch has been renovated to the highest specifications from the flooring, the colour palette and the contemporary design. The kitchen features a quartz heatproof marble style island with integrated storage inclusive of a bin/recycling section. The rest of the kitchen includes a double range oven, extractor fan, wine rack, integrated dishwasher and plenty of storage space and streamlined surface space. There is also a newly built under stair larder cupboard with ample storage space.

Double glazed Bi-fold doors lead out to the private garden, with a sociable seating area which is perfect for hosting dinner parties in the summer with friends and family. There is even a mini putt golf for the children.. or adults to play with.

There is also direct side access to the garden from the front of the property, the garden features a well sized brick built annex with wooden flooring, electricity, hot/cold water and bifold doors leading to an en-suite, shower sink and W/C. Plumbing is already installed for washing machine/utility use. This would also be perfect to use as an office space/beautician/osteopath or bar area!

This ground floor also comprises two well-proportioned master size double bedrooms both featuring en-suite bathrooms and south facing views. These rooms would also be perfect to convert into a formal dining room and/or a snug/play room.

As you make your way up to the first floor, again met with a spacious light gallery landing, large enough to fit a sofa and chairs or to use as an open air office space. Two further well sized double bedrooms with one featuring a walk-in-wardrobe. This floor also has the main family bathroom, Shower over (extra long) bath, sink with integral storage and a W/C, heated towel rail and even space for a wash bin.

Between these two bedroom is a wide hall way leading towards a set of double glazed bi-fold doors which open onto the glorious balcony, the width of the entire property and far reaching sea views ahead.

The third floor holds the master bedroom suite with a unique walk in wardrobe and en-suite. This room brings in a lovey natural day light from the velux windows. Although this room was built into the roof, its spacious in size and the entire outskirt of the room has doors giving access to the eaves for ample storage space. This room also has a door with stairs leading out to the front of the property which is a perfect for a teenager to have direct access to their own space.

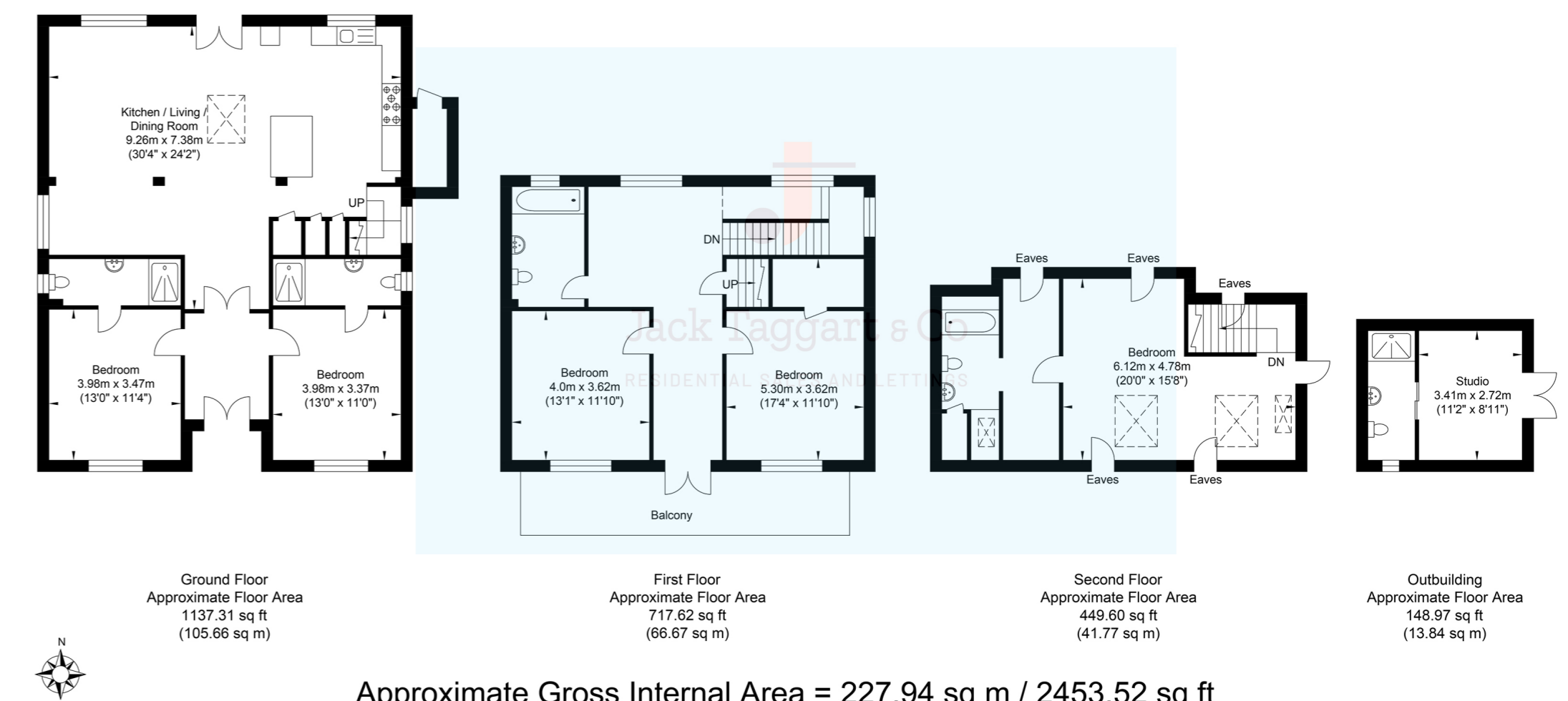
A unique feature of this home is the versatility of all bedroom accommodation. The property is well insulated throughout and is set up with HIVE smart heating which is great for saving energy. Most plug sockets have USB ports and there is inbuilt outside storage.

This is the perfect home to bring up a family.

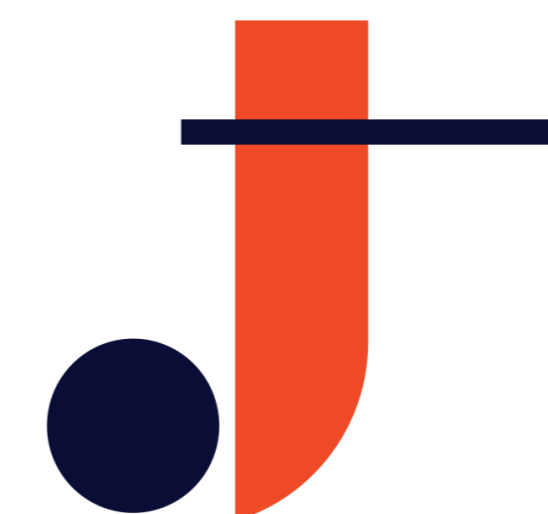
Brighton Road, Lancing is situated between Worthing and Shoreham, it's a highly favourable area and has a variety of shops, restaurant's and local amenities close by. Perfectly position just behind the seafront with far reaching views. There is a mainline railway station with services to London, Brighton and the West within 1 mile approximately of the property, as well as a regular bus service to Brighton and Chichester.

This is an extremely unique and rare property to be on the market, viewings are HIGHLY recommended.

Brighton Road



Approximate Gross Internal Area = 227.94 sq m / 2453.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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