



Hill House

2 Firle Road, Lancing, West Sussex, BN15 0NZ

Batcheller
Monkhouse

Our Corner of England

HILL HOUSE

A truly exceptional family property situated in North Lancing with stunning views to the sea. About 1.62 acres.

- Elevated Location
- Stunning Views over Lancing to the Sea
- Character Detached Family House
- Extremely Well Presented Accommodation
- 5 Bedrooms
- Principally South Facing
- Stunning Rear Garden
- Adjoining the South Downs National Park
- Approximately 1.62 Acres



DESCRIPTION

A wide entrance gives access to a paved parking area bordered by lawn with the detached traditional brick and tile family house lying beyond in an elevated location taking full advantage of the breathtaking views. The house itself is understood to have been built in the 1930s and subsequently extended and provides well presented character accommodation with a front door giving access to an L-shaped formal hall with polished floorboards, turning staircase to the first floor with storage cupboards beneath, cloakroom and separate wash room. The drawing room is double aspect with a woodburning stove, fitted bookshelving and fully fitted drinks bar; there is a separate study with open fireplace, sitting/dining room with woodburner and fitted display shelves, and beyond a fitted kitchen with gas range cooker and wide arch to breakfast room with sitting area with glazed and shuttered double doors opening to a south facing terrace. Separate utility room with fitted units.

On the first floor there is a part balustraded landing with linen cupboard and boiler cupboard, providing access to the principal bedroom with dressing room with fitted cupboards and table, and en-suite shower and bathroom. There are 4 further bedrooms, all with south facing aspect and 2 with vanity units. The family bathroom has a corner bath and separate corner shower.

OUTSIDE

To the side is an enclosed carport with lock-up store and beyond a workshop/garage. The rear gardens are a particular feature of the property being on a south facing slope with a lower decking area for sitting and steps leading up to 2 further sitting areas and the garden itself which comprises areas of lawn interspersed and bordered by flower and shrub beds and a number of mature trees, and a central rockery feature with waterfall. Within the garden is an outdoor pool (in need of renovation) with pool house containing the filtration unit. Beyond the formal garden is an attractive woodland copse backing directly onto the South Downs National Park. There are many vantage points to enjoy the amazing views to the south.

In all approximately 1.62 acres.

AMENITIES

The property is located on the northern edge of Lancing in an elevated location with panoramic views over Lancing to the sea, and with the contrasting benefit of adjoining the South Downs National Park which provides endless walks along public paths.





Lancing itself benefits from the beach, a railway station, local amenities and shops, and also boasts the highly regarded North Lancing Primary School and the Sir Robert Woodard Academy for secondary education. Private schooling is available nearby at Lancing College.

Conveniently, Lancing lies on the south coast between the city of Brighton (approximately 10 miles) and Worthing (approximately 4 miles). It is about a 3 minute drive to the A27 south coast trunk road, and about 15 minutes to the A23 main road from Brighton to London.

ADDITIONAL INFORMATION

Local Authority: Adur and Worthing Councils, Adur Civic Centre, Ham Road, Shoreham-by-Sea, BN43 6PR. Tel: 01273 263000.
www.adur-worthing.gov.uk

Overage Clause/Development: It is considered that there may be potential for some residential development (subject to planning and all necessary consents), which may offer an opportunity to purchasers if they wish.

The sale will be subject to an overage agreement whereby the vendors will retain a 35% share of any net increase in value resulting from residential development on the rear area of land only (beyond the formal garden) for a period of 25 years from completion of the sale.

Services : (Not checked or tested): It is understood that mains gas, electricity, drainage and water are all connected.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

EPC: Rating D.

Tenure: Freehold. Land Registry title number WSX32766

DIRECTIONS

Travelling west on the A27 from Brighton, upon reaching Lancing, take the third exit at a roundabout into Manor Road. Then take the third right hand turning immediately after St James' Church into Fircroft Avenue. Take the first right into St James Avenue and the property will be found on the right on a corner as the road becomes Firle Road.

RP/21/04/2021

PRICE ON APPLICATION

Viewings

Strictly by appointment with the sole agents.
Please contact our Pulborough Office: T 01798 872081
E sales@batchellermonkhouse.com



Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

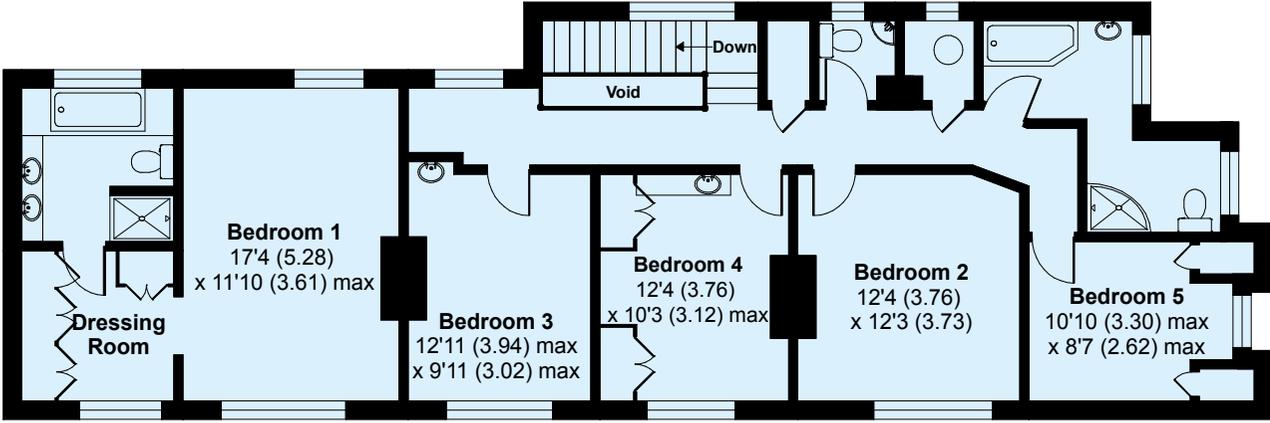
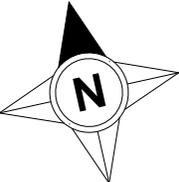
Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

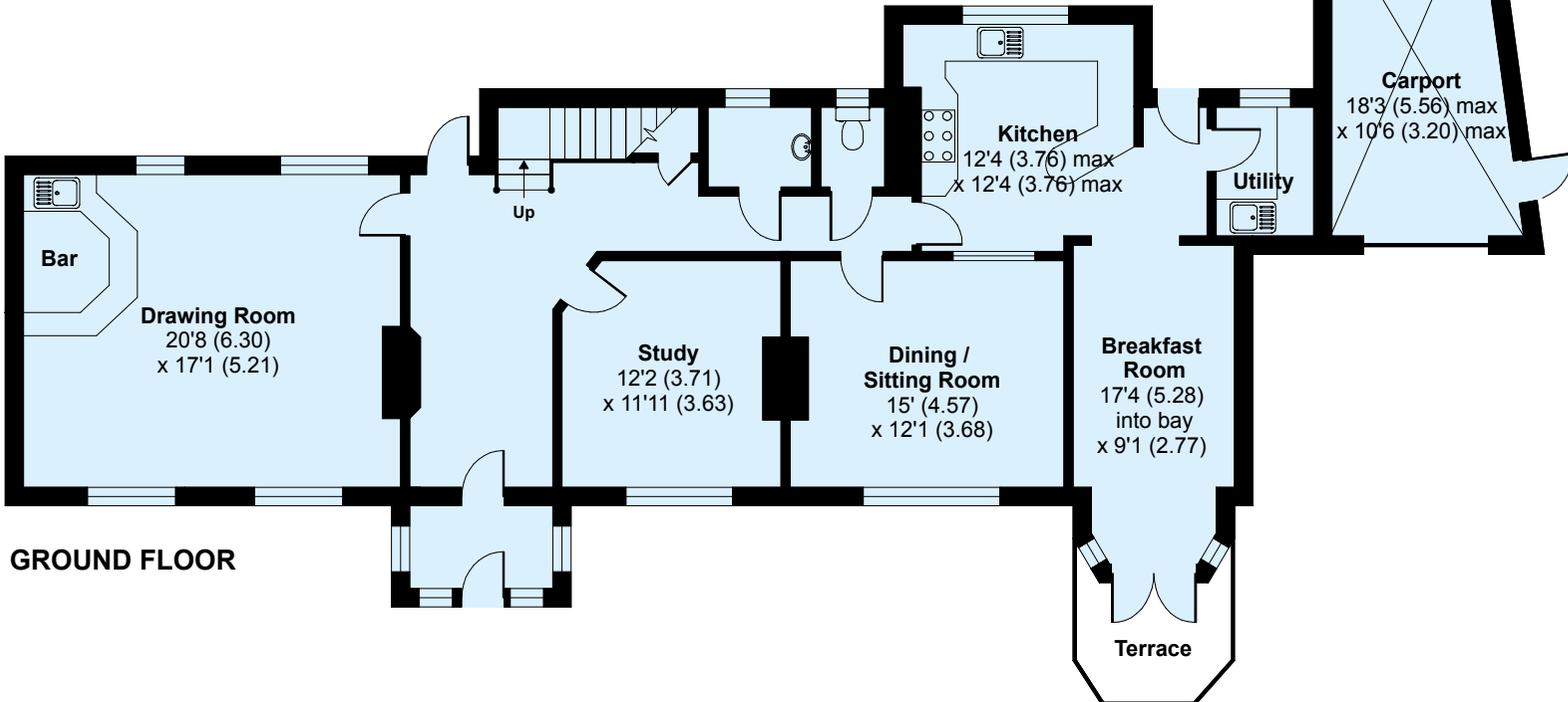
Firle Road, Lancing, BN15 0NZ

Approximate Area = 2649 sq ft / 246.1 sq m
Garage = 130 sq ft / 12 sq m (excludes carport)
Total = 2779 sq ft / 258.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2021. Produced for Batcheller Monkhouse. REF: 714557

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



Hil House, Lancing, West Sussex BN15
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