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## Description

Robert Luff & Co are pleased to offer to market this delightful park home. Set along the sought-after beachfront of Brighton Road, this charming one-bed holiday park home at Eastern Sands in Lancing offers an inviting coastal retreat with direct access to the beach, promenade, and the nearby Widewater nature reserve. Thoughtfully designed for easy, laid-back living, it features a bright lounge, a well-planned kitchen, and a comfortable bedroom-providing a cosy base for peaceful getaways. The park benefits from excellent transport links, with Lancing Station and regular coastal bus routes close by for effortless travel to Brighton, Worthing, London, and beyond. With on-site parking and the sea just steps away, this delightful home is ideal for anyone seeking relaxed coastal escapes in a prime South Coast location.

## Key Features

- One Bedroom Holiday Home
- Close To 700 Bus Route Running Between Brighton & Arundel
- Direct Access To Lancing Beach
- Located Close To Local Amenities
- Ideal Investment Opportunity
- Can Be Occupied For A Total Of 9 Months A Year
- Short Walk To Shoreham By Sea
- Chain Free



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### Location

Eastern Sands in Lancing is a holiday park which sits on a prime beachfront location along Brighton Road, with immediate access to the coast and the nearby Widewater nature reserve. Location benefits from strong local transport links, with frequent train services from Lancing Station connecting to Brighton, Worthing, and London, plus regular coastal bus routes running along Brighton Road for easy travel across West Sussex.

### Inside

A cosy one-bed, one-bath holiday park home offering a bright lounge for relaxing and a well-designed kitchen-diner. Compact yet thoughtfully laid out, it provides an inviting base for peaceful getaways with all the essentials for a relaxed coastal stay.

### Outside

Parking available on site. Direct access onto the beach and Lancing promenade.

### Lifestyle

This charming holiday home sets the tone for easy, laid-back coastal living, giving you a peaceful base to unwind between beach walks, lazy mornings, and relaxed evenings. With its welcoming lounge, bright kitchen-diner, and comfortable bedroom, it's the kind

of place where you can slow down, breathe in the sea air, and enjoy simple moments.

### Agent Notes

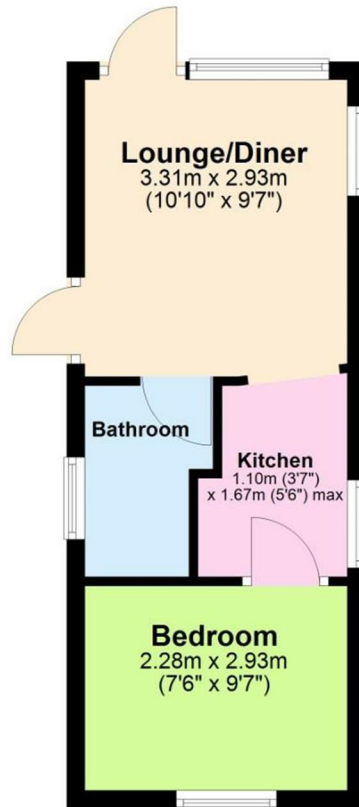
Please be advised that this property can be lived in for 9 months with an additional 30 days for maintenance over the winter. The seller has informed us that the pitch fee payable is £3391.15



# Floor Plan Brighton Road

## Floor Plan

Approx. 23.2 sq. metres (249.6 sq. feet)



Total area: approx. 23.2 sq. metres (249.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(29-34) <b>E</b>		
(21-38) <b>F</b>			(21-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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