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## Description

Robert Luff & Co are delighted to offer for sale this Two-Bedroom Holiday Home by the Sea

Nestled within the sought-after Eastern Sands development, this delightful two-bedroom holiday home captures the essence of easy coastal living — just moments from the stunning Lancing Beach and the South Coast's golden shoreline.

The property offers bright, well-presented accommodation throughout, featuring a welcoming open-plan living area, a modern fitted kitchen, and two bedrooms ideal for family getaways or weekend retreats. A private patio area provides the perfect space to relax outdoors, enjoy seaside breezes, or entertain after a day at the beach.

Located within a friendly, well-maintained community, Eastern Sands offers residents convenient access to a range of local amenities, including seafront cafés, restaurants, convenience stores, and leisure facilities. The nearby Lancing village centre provides supermarkets, shops, and local pubs, while the popular Perch on Lancing Beach café is just a short stroll away for breakfast with sea views.

For those exploring further afield, Lancing railway station offers direct connections to Brighton, Worthing, and London Victoria, while nearby road links via the A27 and A259 make travel across the South Coast effortless.

Whether used as a holiday home, buy-to-let investment, or personal coastal retreat, this charming property at Eastern Sands offers a relaxed lifestyle in one of West Sussex's most desirable seaside settings.



## Key Features

- Two Bedroom Holiday Home
- Direct Access To Lancing Beach
- Close To 700 Bus Route Offering Direct Access To Brighton
- Near To Local Shops & Amenities
- No On Going Chain
- Cash Buyers Only
- Moments Walk To Widewater Lagoon & Shoreham-By-Sea
- Ideal Investment Home
- No Council Tax Payable



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Robert  
Luff & Co



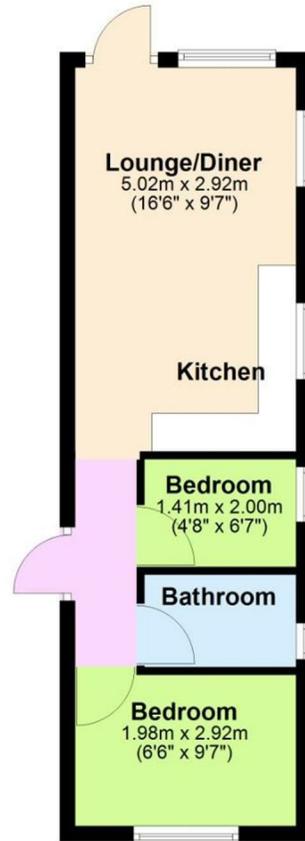
### Agent Notes

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. 29.0 sq. metres (311.8 sq. feet)



Total area: approx. 29.0 sq. metres (311.8 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>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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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