



3



2



1



D



Description

Robert Luff & Co are delighted to offer this spacious and beautifully presented semi-detached family home, ideally located just moments from Lancing village centre and mainline railway station. The property benefits from a garden outbuilding - ideal for a home business/beauticians. The generous accommodation briefly comprises: Entrance hall, living room, separate extended dining room, extended contemporary kitchen, ground floor WC, first floor landing, three bedrooms and modern bathroom. Outside, there is a well maintained West facing rear garden, ample off street parking, undercover car port and EV charging point. **VIEWING ESSENTIAL!!!**

Key Features

- Beautifully Presented Extended Demi-Detached Home
- Three Bedrooms
- Extended Kitchen and Dining Room
- West Facing Garden
- EPC: D
- Outbuilding - Ready Made Home Business!!
- Ground Floor WC
- Ample Parking & EV Charge Point
- Village Centre Location
- Council Tax Band: C





Location

The property is situated in Lancing, a coastal village nestled between Worthing and Shoreham-by-Sea. Lancing village centre offers a variety of independent shops, supermarkets, cafes, pubs, and essential services including, a post office, and pharmacies. There are also local schools, medical centres, and recreational facilities, making the area suitable for both families and those seeking a quieter pace of life.

Lancing's mainline railway station offers regular services to Brighton, London Victoria, and other south coast destinations (timetables to be checked). The South Downs National Park lies just to the north, providing scenic walking and cycling routes. The nearby beachfront features a promenade, green spaces, and access to popular walking routes, including those connecting to Shoreham Beach and Widewater Lagoon.

In the agent's opinion, Grinstead Lane is a well-positioned road offering access to both the coast and village amenities, making it a convenient location for a wide range of buyers.

Inside

Immaculately presented throughout, the home features a spacious open-plan kitchen and dining area, finished to a high specification.

The ground floor benefits from a welcoming entrance hall, a

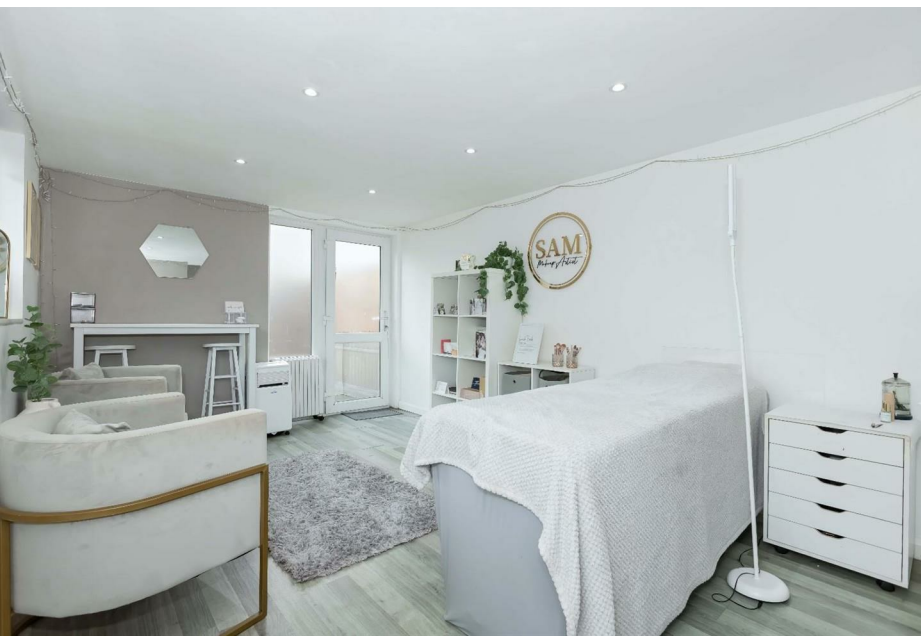
downstairs WC, and a generously sized lounge and extended Diner. Upstairs, three well-appointed bedrooms are complemented by a sleek, modern family bathroom. The interiors are tastefully decorated in soft, neutral tones. Designed with flexibility in mind, this home adapts effortlessly to the evolving needs of modern family life, offering a refined yet practical living environment.

Outside

The exterior of this impressive home is equally well-appointed, featuring a generous driveway with space for multiple vehicles with an attached car port and EV charging point for added convenience. To the rear, a beautifully maintained, low-maintenance west-facing garden. A standout feature is the purpose-built studio/home office, thoughtfully equipped with power, water supply, a kitchenette, and cloakroom. This versatile space presents exceptional potential as a self-contained annexe or a professional-grade workspace-perfect for remote working, creative pursuits, or guest accommodation.

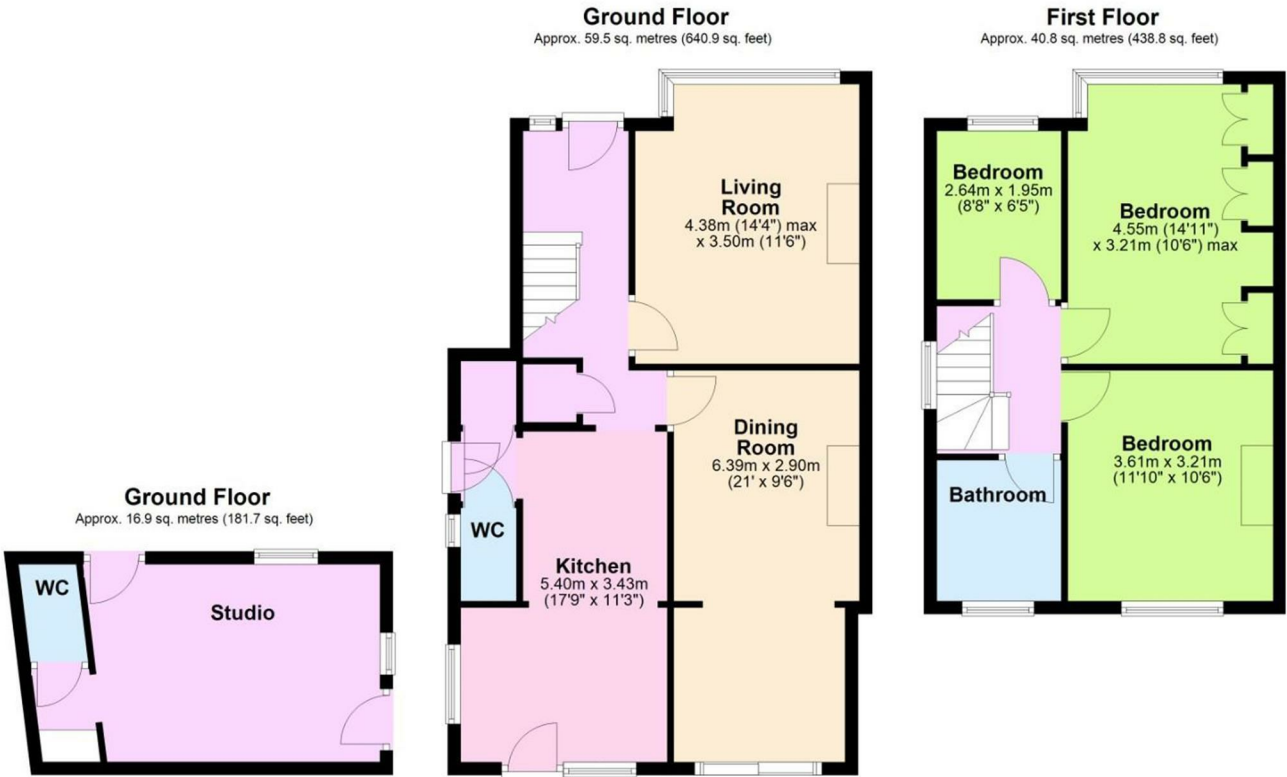
Lifestyle

Living on Grinstead Lane offers the perfect balance of coastal charm and everyday convenience. With the beach, South Downs, and local amenities all close by, it's an ideal setting for relaxed family life or remote working with nature on your doorstep.





Floor Plan



Total area: approx. 117.2 sq. metres (1261.5 sq. feet)



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