



3



2



2



E



Description

Robert Luff & Co are delighted to offer for sale this well maintained three-double-bedroom semi-detached home, which delivers an exceptional blend of space, style and versatility, making it an irresistible choice for families and professionals seeking coastal living with modern comfort. Thoughtfully extended and arranged over three floors, it offers bright, welcoming interiors including a bay-fronted lounge, generous kitchen/dining space, sun room, and a superb loft-converted bedroom. The west-facing garden provides the perfect outdoor retreat, complete with a high-quality insulated cabin ideal for work or leisure, while off-road parking for two cars adds everyday convenience. Set in the sought-after village of Lancing just moments from the beach, countryside and excellent transport links, this property promises a lifestyle that's both relaxed and wonderfully connected.

Key Features

- Extended Semi Detached House
- Accommodation Spread Over Three Floors
- Insulated Cabin/ Garden Studio
- Utility & Downstairs WC
- EPC Rating- E
- Three Double Bedrooms
- Walking Distance To Local Amenities
- Off-Road Parking
- West Facing Garden
- Council Tax Band- C

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Location

First Avenue in Lancing offers a wonderfully convenient setting, combining a peaceful residential feel with the best of this well-connected coastal village. Lancing itself sits between Worthing and Shoreham-by-Sea, giving residents easy access to beautiful beaches, the South Downs National Park, and excellent transport links, including a mainline station with direct routes to Brighton and London. The area benefits from a friendly community atmosphere, local shops, cafés, schools, and wide open green spaces, making it an appealing location for both families and commuters who want the balance of seaside living and everyday practicality.

Inside

This spacious three-double-bedroom semi-detached home offers a well-designed layout across three floors. The ground floor features a bright lounge with a charming bay window, a generous kitchen/dining room ideal for family life, a useful utility area, a convenient downstairs WC, and a welcoming sun room that opens to the garden. The first floor provides two comfortable double bedrooms, a modern family bathroom, and a versatile office

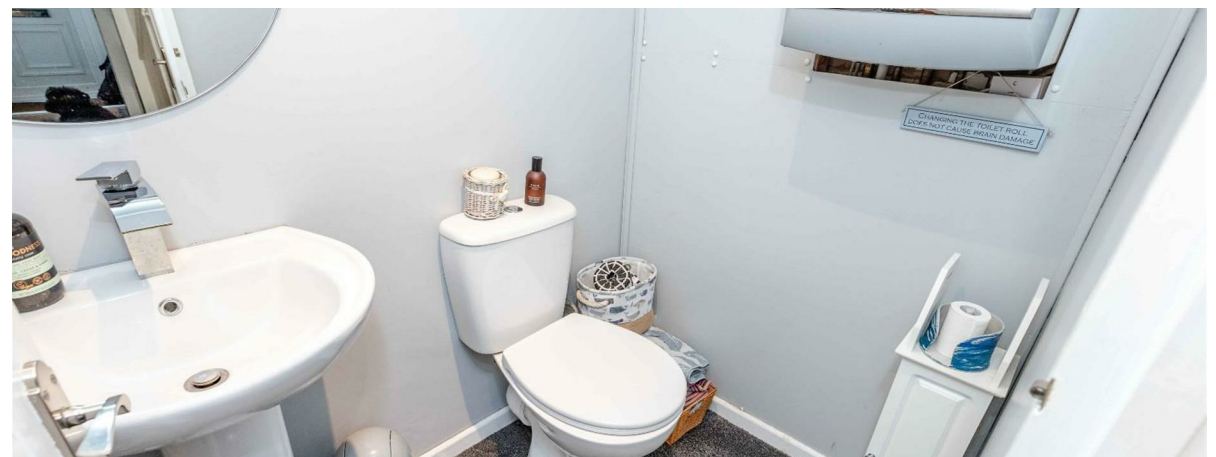
space/potential fourth bedroom that leads to the second floor, where there is an impressive loft-converted third double bedroom.

Outside

The property enjoys a lovely west-facing garden. A well-kept lawn adjacent to a smart decking area, offering versatile outdoor space, while a paved path leads to a highly useful insulated cabin that works perfectly as a studio, workspace, or hobby room. The front of the home provides the added benefit of off-road parking for two cars, making day-to-day living both practical and convenient.

Lifestyle

This home offers a lifestyle centred around comfort & flexibility, with generous indoor space for family life and a west-facing garden perfect for unwinding in the sun. The insulated cabin provides an ideal spot for creative projects, remote work, or a peaceful retreat, while the open-plan kitchen/dining area and sun room encourage relaxed gatherings and everyday connection. With the beach, countryside, and local amenities all close by, the property supports a balanced way of life that blends practicality with the enjoyment of Lancing's natural surroundings.



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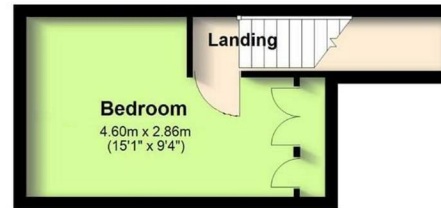
Floor Plan First Avenue

Total area: approx. 114.8 sq. metres (1235.9 sq. feet)

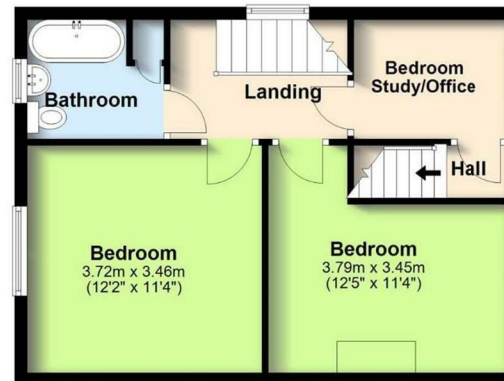


Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Second Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(39-48) D	
(39-54) E		(21-38) E	
(21-38) F		(11-20) F	
(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.

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