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Description

Robert Luff & Co are delighted to welcome to the market set just moments from Lancing Beach, this beautifully presented two-bedroom maisonette offers the perfect balance of coastal charm and modern comfort. Boasting its own private entrance and a secluded rear garden, this property provides a rare opportunity to enjoy independent living in one of West Sussex's most desirable seaside locations.

The accommodation features a bright, south-facing lounge that enjoys an abundance of natural light throughout the day — the ideal space for relaxing or entertaining. The fitted kitchen offers ample workspace and storage, while both bedrooms are well-proportioned, providing comfortable and versatile living arrangements. A family bathroom completes the interior.

Outside, the private garden is perfect for alfresco dining, gardening, or simply soaking up the sunshine after a stroll along the nearby beach. Whilst a garage en-bloc offers useful storage or parking.

Location

Perfectly situated just a short walk from the beachfront promenade, residents can enjoy easy access to scenic coastal walks, cafés, and seaside leisure activities. The property is also conveniently close to Lancing village centre, offering a range of local amenities including shops, supermarkets, restaurants, and pubs.

Excellent transport links include Lancing railway station (providing direct services to Brighton, Worthing, and London Victoria), as well as nearby bus routes and access to the A27 and A259, making commuting and day trips simple and convenient.

This superb maisonette is ideal for first-time buyers, downsizers, or anyone seeking a peaceful coastal lifestyle within easy reach of local conveniences and the vibrant South Coast.



Key Features

- Two Bedroom Maisonette
- Private Rear Garden
- South Facing Lounge/Dining Room
- Short Distance To Lancing Village & Lancing Railway Station
- Could Be Made Into A Three Bedroom
- Own Private Entrance
- Moments From Lancing Beach
- Within Catchment To Well Regarded Primary & Secondary Schools
- Garage En-Bloc
- Council Tax Band - B



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Robert
Luff & Co



Inside

Step through your private entrance into a welcoming, light-filled home. The south-facing lounge provides a warm, inviting living space with room to relax and entertain. A fitted kitchen offers both function and charm, while two comfortable bedrooms and a family bathroom complete the layout — perfectly suited to modern lifestyles. In addition neighbouring properties have split the lounge dining room to create a third bedroom which we believe could be done here subject to the relevant planning permissions.

Outside

The private rear garden is a peaceful escape — perfect for morning coffee, alfresco dining, or relaxing after a stroll along the beach. Low-maintenance and secluded, it's ideal for those seeking outdoor space without compromise.

The property also benefits from a garage en-bloc

Location

Located in a sought-after coastal position, this home is within walking distance of Lancing Beach, the village centre, and local amenities. Enjoy weekend strolls along the promenade, vibrant community cafés, and

convenient links via rail and road to nearby coastal towns and London.

Perfectly positioned within walking distance of Lancing Beach, local shops, cafés, and restaurants, the property also benefits from excellent transport links via Lancing railway station, connecting directly to Brighton, Worthing, and London Victoria along with bus routes such as the 700 which travels between Arundel & Brighton.

Families will appreciate proximity to well-regarded local schools, including Seaside Primary, The Globe Primary Academy, and Sir Robert Woodard Academy, all within easy reach.

Lifestyle

Whether you're taking your first step onto the property ladder or searching for a stylish seaside getaway, this maisonette offers the perfect blend of comfort, convenience, and coastal charm — all just moments from the sea.

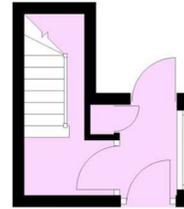
Agents Notes

We have been advised by the seller that there is a maintenance contribution £1008 PA



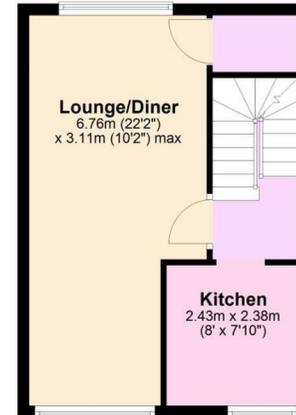
Floor Plan Laburnum Close

Ground Floor
Approx. 5.9 sq. metres (63.0 sq. feet)



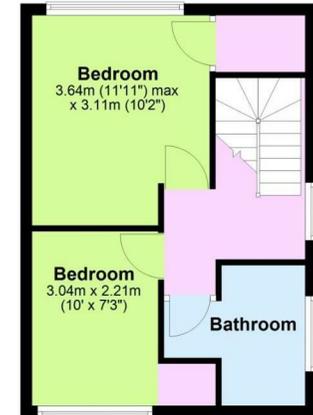
First Floor

Approx. 32.3 sq. metres (347.4 sq. feet)



Second Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



Total area: approx. 70.5 sq. metres (758.5 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| 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.