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## Description

Robert Luff & Co are delighted to introduce to the market this charming three bedroom home perfectly positioned between Lancing and Shoreham high streets and a short walk to wide-water Lagoon and the seafront.

Internally, you'll find three bedrooms and a family bathroom upstairs, while the ground floor features a handy utility room with shower and toilet. The dining room opens through elegant tri-fold doors to a sunny south facing garden with patios-ideal for entertaining or unwinding outdoors.

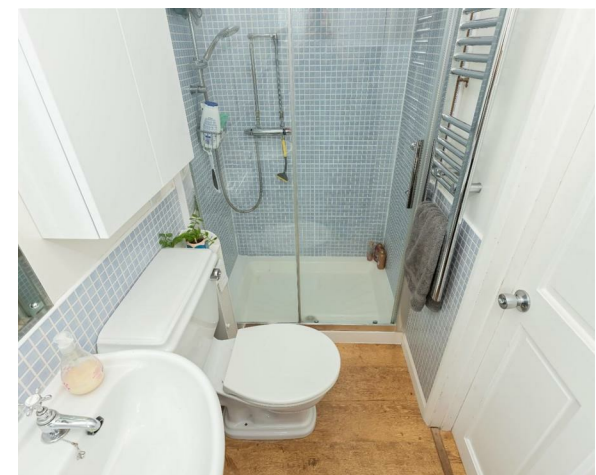
With off-road parking at the front and the south downs, shops, and the seaside all within easy reach, this property blends convenience with coastal charm.

## Key Features

- Three Bed Mid-Terrace House
- Off-Road Parking
- Two Bathrooms
- Close to 700 Bus Route to Neighbouring Towns
- Close To South Downs National Park
- South Facing Rear Garden with Pergola
- Gas Central Heating
- Tri-Fold Patio Doors to Garden
- Short Walk to Seafront & Wide Water Lagoon
- Council Tax C

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Robert  
Luff & Co





### 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, West Way 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

This three-bedroom property welcomes you with an entrance hall that provides access to the kitchen, lounge, and staircase to the first floor. The ground floor includes a rear extension comprising a useful

combined utility and shower room next to the dining room, featuring beautiful tri-fold patio doors to the garden. Upstairs, the layout includes a family bathroom and three bedrooms.

### Outside

The property features a well-proportioned south-facing garden that enjoys sunlight throughout the day, beginning with a welcoming patio area perfect for outdoor dining or relaxing. A lawn stretches through the centre, leading to a second patio at the rear, complete with a charming pergola that adds shade and character to the space. At the front, there's convenient off-road parking for one car.

### Lifestyle

Nestled in the sought-after West Way area of Lancing, this delightful three-bedroom home offers the perfect blend of seaside serenity and rural escape. With a sun-drenched south-facing garden, it's ideal for alfresco dining, gardening, or simply soaking up the coastal rays. Just a short stroll from the seafront and moments from the rolling South Downs, this property invites a lifestyle of morning beach walks, weekend hikes, and peaceful evenings in a quiet, friendly neighbourhood. Whether you're a nature lover, a family seeking space, or someone craving a slower pace with scenic surroundings, this home offers something for everyone.

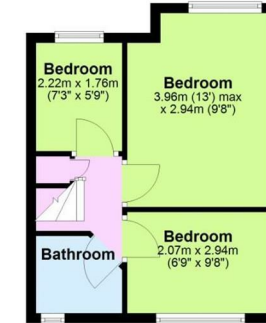


## Floor Plan West Way

**Ground Floor**  
Approx. 49.4 sq. metres (531.3 sq. feet)



**First Floor**  
Approx. 27.9 sq. metres (299.9 sq. feet)



Total area: approx. 77.2 sq. metres (831.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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