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Description

Robert Luff & Co are delighted to welcome to the market this charming four-bedroom period terraced house offering generous living space, original character features located in a desirable coastal residential road in South Lancing. Thoughtfully extended the property provides flexible accommodation perfectly suited to modern family life.

The ground floor features two welcoming reception rooms — ideal for entertaining or family relaxation — along with a well-equipped kitchen overlooking the garden. Upstairs, there are four good-sized bedrooms and a family bathroom, offering ample space for growing families or those seeking a versatile home.

Outside, a private rear garden provides room for outdoor dining, play, or gardening, with space for further landscaping or enhancement.

Located within walking distance of Lancing village centre, residents enjoy easy access to shops, cafés, and restaurants, as well as the beachfront promenade for coastal walks. The property also benefits from excellent transport links, with Lancing railway station offering direct connections to Brighton, Worthing, and London Victoria, and convenient road access to the A27 and A259.

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

Offering the perfect blend of period charm, modern convenience, and seaside living, this extended four-bedroom home represents a wonderful opportunity in one of Lancing's most sought-after areas.



Key Features

- Period Terrace Home With Character Features
- Lounge, Dining Room & Separate Kitchen
- Sought After South Lancing Location
- Within Easy Reach To Local Transport Links & Amenities
- Council Tax Band - C
- Four Bedrooms & Family Bathroom
- South Facing Rear Garden
- Close To Lancing Beach & Village
- Catchment For Well Regarded Primary & Secondary Schools



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3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
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Inside

Step into a welcoming entrance hall that sets the tone for the home's warmth and character. The ground floor features two generous reception rooms — a cosy front lounge with a feature fireplace, and a separate dining or family room ideal for entertaining or relaxing. To the rear, a fitted kitchen overlooks the garden and provides access to the outdoor space.

Upstairs, the property offers four good-sized bedrooms, including a spacious principal bedroom, along with a modern family bathroom. The extension has added flexibility for families, with space ideal for guests, home working, or children's rooms.

Outside

A private rear garden provides an inviting outdoor retreat with a combination of patio and lawn — perfect for summer dining, children's play, or gardening enthusiasts. The garden offers scope for further landscaping to suit individual tastes and offers rear access.

Location

Roberts Road is a well-regarded residential street in the heart of Lancing, ideally positioned between the South Downs and the Sussex coastline. The

property is within walking distance of Lancing village centre, offering a range of shops, cafés, pubs, and supermarkets, as well as Lancing Beach and its popular Perch café.

Families benefit from proximity to Seaside Primary School, The Globe Primary Academy, and Sir Robert Woodard Academy, all of which are well-regarded locally.

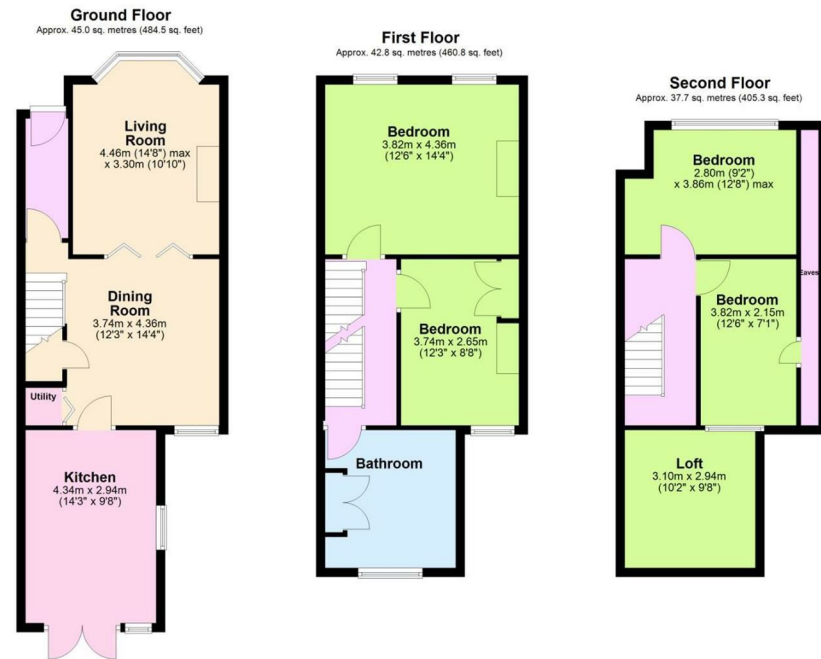
For commuters, Lancing railway station provides direct services to Brighton, Worthing, and London Victoria, while the A27 and A259 offer easy road access across the South Coast.

Lifestyle

Combining period charm, generous space, and a prime coastal setting, this beautiful home on Roberts Road is ideal for families or anyone seeking a character property close to the beach, schools, and everyday amenities. A rare opportunity to enjoy traditional Sussex living with modern comfort and convenience.



Floor Plan Roberts Road



Total area: approx. 125.5 sq. metres (1350.5 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.

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