



4



3



4



Description

These exceptional three/four-bedroom new build homes are arranged over three/four spacious storeys and offers truly priceless, far-reaching views. Designed with modern living in mind, the property benefits from underfloor heating throughout, powered by an efficient air source heat pump, alongside solar panels to enhance energy efficiency.

The interior showcases premium finishes, including engineered wood flooring from the Woodpecker range and luxurious bathrooms fitted with high-quality Sonas furniture. The contemporary kitchen is fully equipped with integrated Neff appliances, creating a sleek and functional heart of the home.

Offered freehold, the property further benefits from off-street parking in addition to a private garage, making it ideal for families and professionals alike. This stunning home combines cutting-edge sustainability with elegant design in a truly desirable setting.



Key Features

- 5 X High End New Build House
- Uninterpreted Sea Views
- South Facing Gardens
- Solar panels for Energy Efficiency
- Bathrooms with Premium Furniture by Sonas
- Mixture of Three & Four Bedroom Houses
- Off Road Parking & Integral Garage
- Underfloor Heating, Powered by an Air Source Heat Pump
- Balcony with Views
- Premium Kitchen with Neff Appliances



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Plot 1) 3x Bed 173.4sqm / 1,867sq.ft
- £800,000
Plot 2) 4x Bed 192.2sqm / 2,145sq.ft
-£825,000 SOLD
Plot 3) 4x Bed 192.2sqm / 2,145sq.ft
-£825,000
Plot 4) 4x Bed 192.2sqm / 2,145sq.ft
-£825,000
Plot 5) 3x Bed 173.4sqm / 1,867sq.ft
- £800,000

Show Home

Utility - 3.58m x 3.28m (11'9" x 10'9") -

Shower Room - 3.00m x 1.22m (9'10" x 4') -

Stairs To First Floor -
Kitchen Living Diner - 12.40m x 5.18mmax (40'8" x 17'max) -

Stairs To Second Floor -
Bedroom - 5.16m x 2.82m (16'11" x 9'3") -

Balcony -

Ensuite - 2.72m x 1.60m (8'11" x 5'3") -

Bedroom - 3.28m x 2.77m (10'9" x 9'1") -

Bedroom - 3.28m x 2.29m (10'9" x 7'6") -

Family Bathroom -

Stairs To Top Floor -
Principal Bedroom - 5.03m x 2.82m (16'6" x 9'3") -

Ensuite Bathroom -

South Facing Garden -

Off Road Parking -

Integral Garage - 6.02m x 2.79m (19'9" x 9'2") -

Properties

The houses are extremely light and bright, whilst being finished to a luxury standard throughout. Internally the houses boast Kahrs engineered wood flooring throughout, whilst the show house (plot 3) has premium woodpecker range engineered flooring. Deluxe bathrooms with Bathrooms with premium furniture by Sonas. The kitchens have Quartz work surfaces extending to breakfast bars, appliances from Neff or equivalent top-tier brands. The two principal bedrooms are south facing, with built in wardrobes and the most stunning sea views. The remaining bedrooms face the front. Outside there is off road parking, integral garage to the front, whilst the landscaped and tiered south facing gardens enjoys unobstructed sea/ beach views.

Further benefits include:
Underfloor heating, powered by an air source heat pump, Fully electric, with no gas supply to any unit, Efficient mechanical ventilation system and solar panels for energy efficiency.

Location

The property is situated on Lancing beach with views of the sea. Nearby Shoreham Beach is a water sports hotspot. The South Downs and Shoreham airport, with opportunities for private jet and helicopter travel, are also on the property's doorstep. Lancing train station is also close by, within a short walk, so getting to Worthing, Brighton or even London is within easy reach. Lancing seafront is also easily accessible being approx. half a mile away, with the A27 is also close by which is perfect if you are a daily commuter. There is easy access to London by train (London Victoria and London Bridge). Brighton just a few minutes by bus or train.

If you're after an authentic coastal village experience; Lancing may be the destination for you. Nestled between the South Downs and the English Channel, this charming village offers a tranquil setting without sacrificing convenience. Its prime location affords quick access to major towns like Worthing and

Brighton and cities such as London and Chichester. Boasting a shingle and sand beach stretching almost ten miles, Lancing is a haven for lovers of the sea, who can often be found doing water sports, walking along the shoreline, or simply watching the world go by. And with an impressively wide variety of homes to suit different tastes and budgets, moving to Lancing could be the next chapter of your seaside story.

Council Tax: Tbc -

Epc: Tbc



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Floor Plan Brighton Road

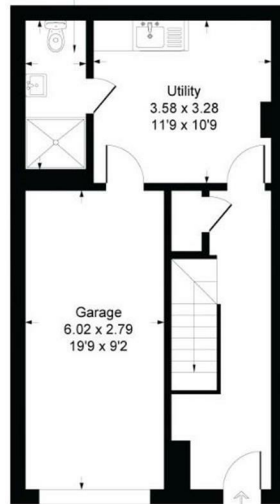
104-106 Brighton Road, BN15 8NB

Approximate Gross Internal Floor Area = 156.62 sq m / 1686 sq ft

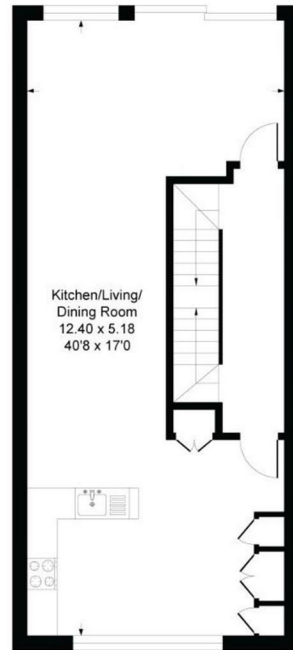
Garage Area = 16.81 sq m / 181 sq ft

Total Area = 173.43 sq m / 1867 sq ft

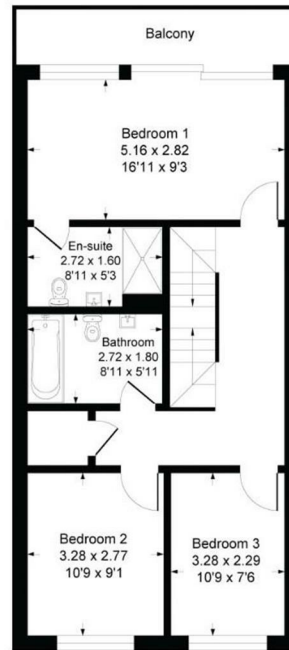
Shower Room
3.00 x 1.22
9'10" x 4'0"



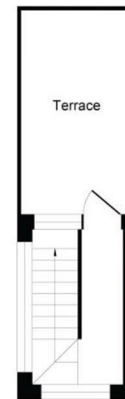
Ground Floor



First Floor



Second Floor



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale



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			(13-28) F		
(1-20) G			(1-12) 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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