



3



2



2



D



Description

Robert Luff and Co are delighted to bring to market this unique detached waterfront home which is a prime opportunity for development (STPP). The plot measures circa 15 metres across which again, subject to plans, will facilitate two new build semi-detached homes. The property combines an exceptional setting with generous, characterful interiors. Featuring an inviting first-floor living space that captures uninterrupted views across Widewater Lagoon, a bright L-shaped lounge with patio doors to the garden, a fitted kitchen/breakfast room, a separate dining room, and a comfortable primary bedroom with an en-suite shower room and lastly a second double bedroom. The ground floor offers a versatile 22ft reception or potential third bedroom and the main master bathroom. With a south-facing garden leading directly onto the lagoon, complete with a private jetty for paddleboarding or kayaking, garage, and off-road parking, the property offers a rare blend of lifestyle, flexibility, and potential, all just moments from Lancing Beach and well-connected to Brighton, Worthing, and local amenities.



Key Features

- OPPORTUNITY FOR DEVELOPMENT (STPP)
Detached Three Bed House
- Attached Garage
- South Facing Garden
- Stunning Coastal Views
- Council Tax Band- E
- Backs On To Widewater Lagoon
- Off-Road Parking For Two Cars
- Primary Bedroom With EnSuite
- Some Modernisation Required
- EPC Rating- D



robertluff.co.uk

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



Location

This beautifully positioned detached waterfront property on Brighton Road enjoys a truly rare setting, backing directly onto Widewater Lagoon with uninterrupted views across this remarkable coastal nature reserve. The views extend over Shoreham Beach and the seafront, which is just a short stroll away, this location offers an enviable blend of tranquillity and coastal living, while excellent transport links—including nearby bus routes and Shoreham railway station, provide easy connections to Brighton and Worthing. The South Downs National Park is close by, offering endless opportunities for scenic walks, outdoor adventures, and time immersed in nature. Straightforward access to the A27 further enhances convenience for commuting or exploring the wider area and local shops, cafés, and essential amenities in Lancing village centre are also within easy reach, ensuring everyday needs are well catered for.

Inside

The interior of this unique detached waterfront home offers wonderfully generous, character-filled accommodation with

exciting scope for modernisation to suit your own style. The ground floor opens with a welcoming reception hall leading to a spacious bathroom featuring both a corner bath and a separate shower. A versatile 22ft room provides superb flexibility—ideal as an additional bedroom, a second reception space, or a hobbies room, with direct access through to the garage. Upstairs, the layout is bright and inviting, with a fitted kitchen/breakfast room, a separate dining room, and an L-shaped living room that enjoys attractive views over Widewater Lagoon. Patio doors open onto the rear garden, filling the space with natural light and creating a lovely connection to the outdoors. The first floor also includes a good sized primary bedroom with an en-suite WC and a further double bedroom, giving the property a practical and adaptable arrangement that can evolve with your needs.

Outside

The exterior of this property is defined by its exceptional waterside setting, with Widewater Lagoon quite literally at the foot of the garden. A private jetty extends directly onto the water, creating a dream

opportunity for paddleboarders, kayakers, and water-sport enthusiasts who want instant access to this tranquil coastal lagoon. At the front, the home offers excellent everyday practicality with a garage and off-road parking for two cars. To the rear, a generous south-facing garden provides an inviting outdoor space that captures the sun throughout the day and enjoys uninterrupted, panoramic views across the lagoon—a rare and highly desirable backdrop that elevates the entire property.

Lifestyle

This home offers a wonderfully relaxed coastal lifestyle, with Widewater Lagoon right at the foot of the garden—a setting that feels peaceful, natural, and truly one-of-a-kind. Whether you're launching a paddleboard at sunrise, watching wildlife drift across the water, or simply unwinding with the ever-changing colours of the lagoon, every day brings a sense of calm that's hard to find elsewhere. The south-facing garden becomes an effortless extension of your living space, perfect for outdoor dining, quiet mornings with a coffee, or evenings spent soaking in

the golden light over the lagoon. And with Lancing Beach and the seafront just moments away, swimming, paddleboarding, and scenic coastal walks can become part of your everyday rhythm. Despite its tranquil, nature-rich setting, the home remains wonderfully connected. Brighton and Worthing are within easy reach, and local amenities are close by, giving you the best of both worlds—serenity when you want it, convenience when you need it. With its unique position and generous layout, this property offers not just a place to live, but a lifestyle to embrace—and the exciting opportunity to put your own stamp on it, shaping a truly personal coastal retreat.

Dimensions

Ground Floor:-

Entrance Hall

Main Bathroom

Reception/Bedroom- 4.17m X 6.70m

Garage- 7.01m X 2.84m

Second Floor:-

Kitchen- 2.43m X 5.09m

Living Room- 6.51m X 4.82m

Dining Room- 3.97m X 2.40m

Bedroom- 4.34m X 4.01m

Bedroom- 4.26m X 4.01m



robertluff.co.uk

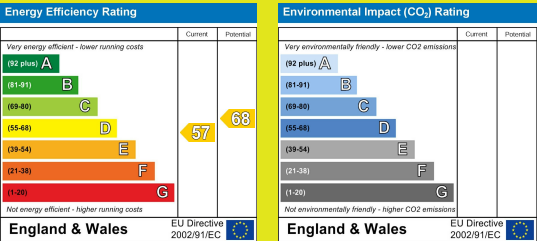
3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk



robertluff.co.uk

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

Floor Plan Brighton Road



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.