



1



1



1



D



Description

Robert Luff & Co are delighted to welcome to the market this rarely available one bedroom flat with private rear garden. Located in the heart of Lancing Village Centre this property benefits from being within walking distance of an array of local independent shops cafes and eateries alongside larger supermarkets and a post office, local transport links including a mainline train station and local bus routes. Internally the property offers a good size lounge, separate kitchen, a double bedroom and bathroom whilst benefiting from its own private entrance and rear garden externally. This property is offered for sale with no ongoing chain and a new lease on completion.



Key Features

- One Bedroom Flat
- Located In The Heart of Lancing Village
- Private Courtyard
- Double Glazing
- Stones Throw From Lancing Station
- Close to Lancing Seafront
- EPC Rating D
- Council Tax Band A
- New Lease On Completion



robertluff.co.uk

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

Robert
Luff & Co



Location

Nestled in the heart of Lancing- a large village situated between Shoreham-by-sea and Worthing. South Street offers a perfect blend of coastal charm and everyday convenience. This sought-after location places you just moments from the picturesque seafront, with its wide pebble beach and scenic coastal walks, while also being within easy reach of the South Downs National Park for countryside escapes.

South Street itself is a vibrant and well-connected thoroughfare, lined with a mix of independent shops, cafés, and essential amenities. Lancing's mainline railway station is just a short walk away, providing direct links to Brighton, Worthing, and London - ideal for commuters or weekend adventurers. Families will appreciate the proximity to well-regarded local schools and community facilities, while leisure lovers can enjoy nearby parks, sports clubs, and beachfront activities. Whether you're looking for a peaceful seaside lifestyle or a convenient base with excellent transport links, South Street delivers the best of both worlds.

Inside

This stylish one double bedroom flat features a private entrance, spacious lounge, and separate kitchen. With a smart layout and bright interiors, it's a comfortable and practical home in a great location.

Outside

Enjoy the benefit of a private courtyard—perfect for relaxing or entertaining outdoors. Parking is

available on a first-come, first-served basis to the front rear of the property whilst free parking between 5pm - 9am is available on the road and one hour free parking is available 9am - 5pm, adding convenience to this well-located home.

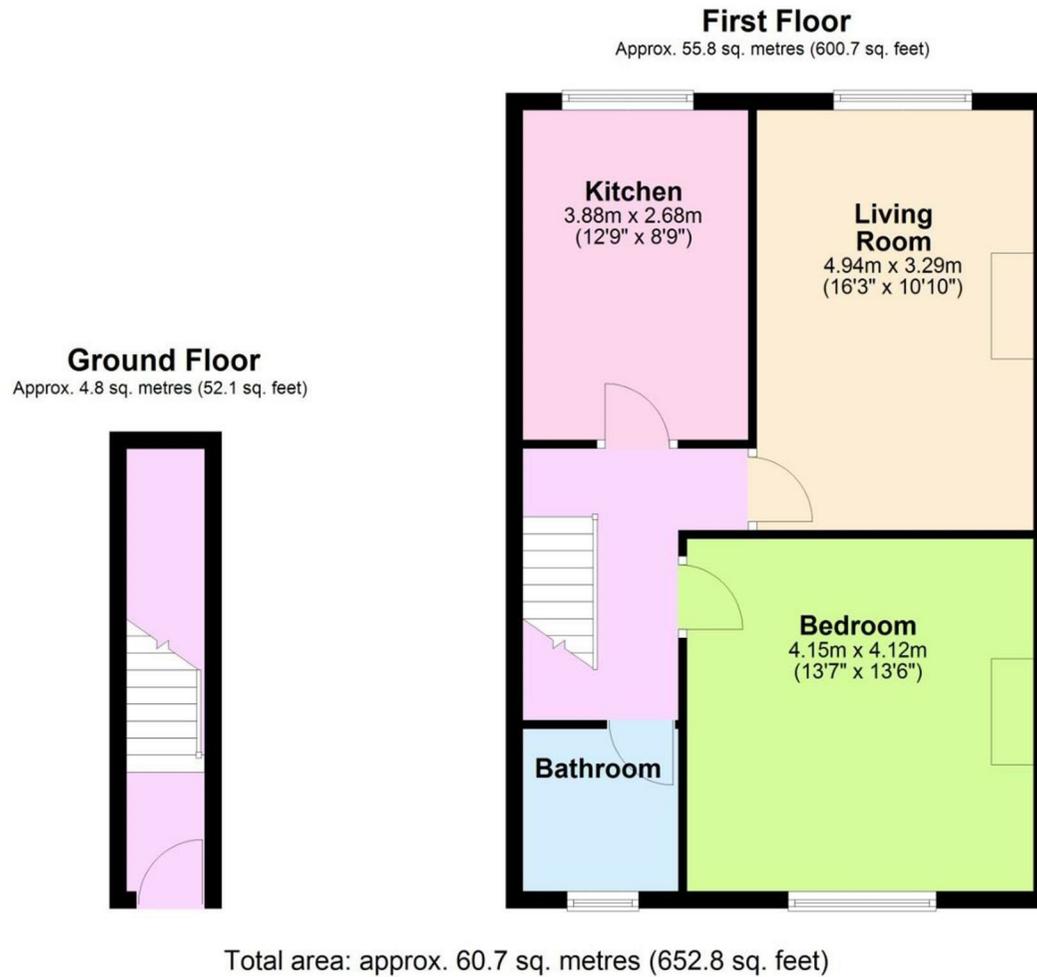
Lifestyle

This charming one-bedroom flat offers more than just a place to live—it's a lifestyle upgrade. With your own private entrance and courtyard, enjoy peaceful mornings with coffee outdoors or unwind in the evening sun. The separate lounge and kitchen provide space to relax and entertain, while the central location puts shops, cafés, and the beach within easy reach. Whether you're working from home, commuting, or simply enjoying coastal living, this home blends comfort, convenience, and a touch of seaside charm.

Agent Notes

The property is offered for sale with a new lease upon completion. The maintenance is on an as and when basis.

Floor Plan South Street



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			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
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.

robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE

01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co