



2



1



2



B



## Description

Situated on the popular New Monks Park development in Lancing, this beautifully presented two-bedroom end-of-terrace home offers contemporary living in a convenient coastal location. Built recently by a well-regarded developer, the property combines modern design, excellent energy efficiency, and a generous plot — including a larger-than-average rear garden and two off-road parking spaces.

The accommodation includes a welcoming entrance hall, a modern kitchen/dining room and separate lounge with doors opening onto the garden — perfect for entertaining. A downstairs W/C adds practicality, while upstairs you'll find two spacious bedrooms, a family bathroom, and a stylish en-suite to the master bedroom.

Located between Lancing and Shoreham this property offers access to both on foot and transport links via Lancing railway station and the A27/A259, this property is ideal for first-time buyers, professionals, or downsizers seeking a low-maintenance, move-in-ready home.



## Key Features

- Nearly New Build By Well Regarded Local Developer
- Two Bedrooms
- Larger Than Most Westerly Facing Rear Garden
- No Ongoing Chain
- Council Tax Band - B
- Downstairs W/C, Family Bathroom & En-suite
- Two Allocated Parking Spaces
- End Of Terrace
- Beautifully Presented Throughout
- Remainder Of A 10 Year Build Warranty



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### Inside

The welcoming entrance hall leads to the contemporary kitchen/dining room and a bright lounge overlooking the garden, offering a comfortable and private space to relax. To the rear, features integrated appliances, ample work surfaces, and French doors opening directly to the garden — perfect for social dining and summer entertaining.

Upstairs, the home offers two well-proportioned double bedrooms, including a master bedroom with a modern en-suite shower room, along with a stylish family bathroom. The layout is ideal for couples, small families, or those looking to downsize without compromise.

### Outside

A true highlight of this property is the larger-than-average rear garden, beautifully presented and offering plenty of space for outdoor furniture, children's play, or gardening. The property also benefits from two private off-road parking spaces, positioned conveniently at the front.

### Location

New Monks Park is one of Lancing's most sought-after modern developments, ideally situated between the South Downs National Park and Lancing Beach. Residents enjoy a peaceful, well-maintained setting with easy access to local amenities.

Nearby, Lancing village centre offers shops, cafés, pubs, and supermarkets, while the Perch on Lancing Beach café and coastal promenade provide the perfect spots to unwind by the sea. Whilst Shoreham-By-Sea is within walking distance and offers an array of pubs, restaurants shops and cafes.

The area is well-served by highly regarded schools, including Seaside Primary, The Globe Primary Academy, and Sir Robert Woodard Academy. Excellent transport connections include Lancing railway station, with direct services to Brighton, Worthing, and London Victoria, and quick access to the A27 and A259 for road commuters.

### Lifestyle

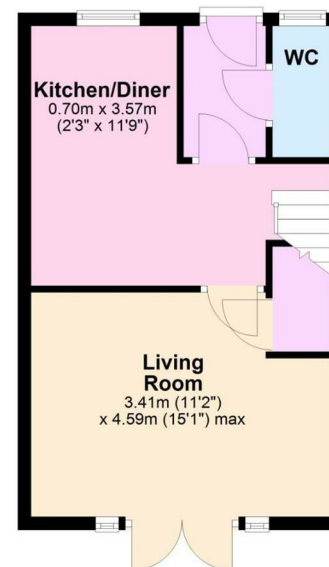
Offering a superb combination of modern design, outdoor space, and coastal convenience, this impressive home at New Monks Park provides the ideal base for relaxed living. Whether as a first home, investment, or low-maintenance coastal retreat, this property represents an exceptional opportunity in one of West Sussex's most popular locations.



## Floor Plan Tortoiseshell Place

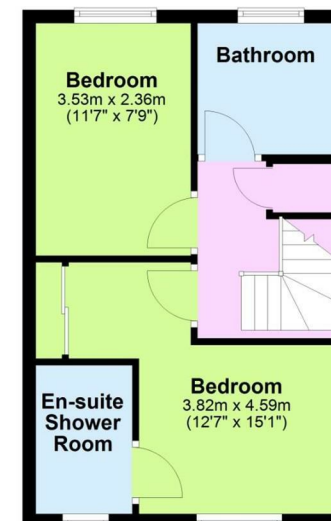
### Ground Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



### First Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 68.4 sq. metres (736.6 sq. feet)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 93        |
| (81-91) B                                   |  | 86                      |           |
| (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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