



4



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1



D



Description

Robert Luff & Co are delighted to welcome to the market this spacious four-bedroom semi-detached family home located just moments from Lancing village centre and seafront, offering a large rear garden, off-road parking and excellent scope to modernise or extend. Internally the property has recently benefitted from a new fitted kitchen and bathroom. Perfectly positioned for local shops, schools and transport links, this property represents an ideal opportunity for families seeking a coastal lifestyle in a convenient, well-connected setting.

Located in central Lancing, the home enjoys proximity to the village's shops, cafés, and services, while Lancing railway station provides direct connections to Brighton, Worthing and London Victoria. The beach and coastal greensward are just over a mile away, while the A27 and A259 offer easy road access along the south coast and towards the South Downs.



Key Features

- Extended Semi-Detached House
- Close To Lancing Village Centre & Mainline Train Station
- Good Size Rear Garden
- Scope To Add More Off Road Parking To Front
- EPC Rating - D
- Four Bedrooms
- Detached Garage
- Newly Fitted Modern Kitchen & Newly Fitted Bathroom
- Within Catchment To Well Regarded Primary & Secondary Schools
- Council Tax Band - D



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Luff & Co



Location

Monks Avenue is ideally situated within easy reach of local shops, cafés and amenities in Lancing village centre. Lancing railway station provides direct services to Worthing, Brighton and London Victoria, and the seafront is within easy walking distance. The A27 and A259 provide excellent road links along the coast and into the South Downs.

Lancing is well-served by a range of good schools including Seaside Primary rated 'Outstanding' North Lancing Primary School and The Globe Primary Academy, both rated Good by Ofsted. The Sir Robert Woodard Academy (secondary) is within walking distance, while Lancing College offers an independent day and boarding option nearby.

Outside

Externally, the property benefits from shared driveway giving access to the detached garage, to the front there is a garden which could be laid to driveway and a generous rear garden, mainly laid to lawn with a patio area perfect for outdoor entertaining. The size of the plot offers potential for extension or landscaping (subject to planning).

Inside

The ground floor features an

inviting entrance hall leading to a living room and dining room with patio doors opening to the garden. A separate newly fitted kitchen provides side access.

Upstairs, there are four well-sized bedrooms alongside a family bathroom.

Agent Notes

A rare opportunity to acquire a spacious family home in a sought-after coastal village location. With its combination of convenience, outdoor space and potential to modernise, this Monks Avenue property offers outstanding value for buyers looking to make their mark in one of West Sussex's most popular seaside communities.





Floor Plan Monks Avenue



Total area: approx. 108.5 sq. metres (1168.1 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	
	79
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.