



3



1



1



C



Description

Robert Luff and Co are delighted to offer this exceptionally spacious and beautifully presented 1930's semi-detached family home, which sits in a prime position just moments from Lancing village centre and the mainline railway station, offering superb convenience for everyday living and commuting. The accommodation includes a welcoming entrance hall, an impressive extended through lounge/dining room with shutter blinds to the front, a modern extended fitted kitchen and a useful ground floor WC. Upstairs features two generous double bedrooms, a further single bedroom and a contemporary family bathroom complete with a double-ended bath and separate shower enclosure. Outside, the property benefits from a charming west-facing rear garden, off-street parking and an EV charging point.



Key Features

- 1930's Semi Detached House
- Downstairs WC
- West Facing Garden
- Artificial Laid Lawn
- EPC Rating:- C
- Three Bedrooms
- Driveway
- Extended 36ft Lounge/Diner
- Two Year Old Boiler
- Council Tax Band:- C



robertluff.co.uk

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



Location

Grand Avenue in Lancing enjoys one of the village's most sought-after positions, set within a peaceful coastal community on the West Sussex shoreline. Lancing sits between Worthing and Shoreham-by-Sea, offering easy access to the beach, scenic walks across the South Downs, and convenient transport links to Brighton and London. Grand Avenue itself places you close to local shops, cafés, schools and walking distance to Lancing Mainline Train Station providing easy access to Worthing, Brighton and London.

Inside

This extended three-bedroom semi-detached home offers a bright and spacious interior, centred around an impressive 36ft lounge/diner that creates a superb open-plan living and entertaining space. The property features a stylish new kitchen with modern fittings, along with the convenience of a downstairs WC. Upstairs, you'll find two generous double bedrooms and a well-proportioned single, all

served by a contemporary bathroom complete with a double-ended bath and separate shower. A two-year-old boiler adds peace of mind, making the home both comfortable and efficiently updated throughout.

Outside

Offers a practical and welcoming exterior, featuring a west facing garden mainly laid with artificial lawn that keeps maintenance to a minimum. To the front, a private driveway providing convenient off-road parking and adding to its modern appeal, the home is equipped with an EV charger.

Lifestyle

This property offers an easy, well-balanced lifestyle, perfect for families and commuters alike. With spacious living areas, modern upgrades, and a low-maintenance west-facing garden, it creates a relaxed setting for everyday life. The driveway and EV charger add practical convenience, while the location provides great access to transport links, making daily travel smooth and stress-free.

Entrance Hall

Cloakroom
WC

**Lounge/Dining
Room**
10.97m x 3.61m
max (36' x 11'10"
max)

Kitchen
4.83m x 2.21m max
(15'10" x 7'3" max)

First Floor Landing

Bedroom
4.45m x 3.35m
(14'7" x 11')

Bedroom
3.81m x 3.30m
(12'6" x 10'10")

Bedroom
2.44m x 2.21m (8' x
7'3")

Bathroom



robertluff.co.uk

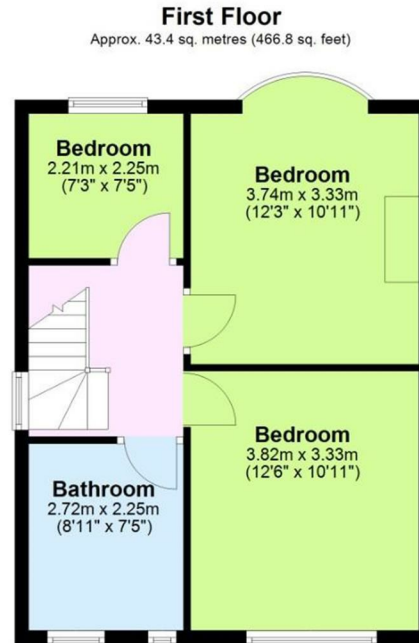
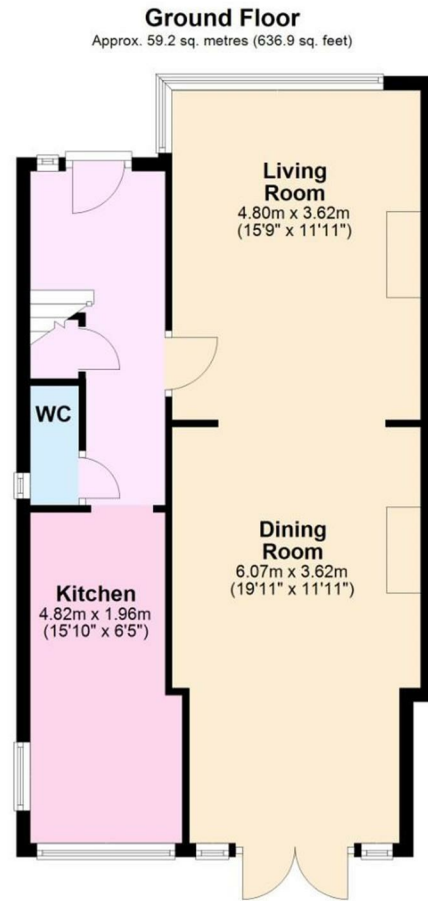
3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk



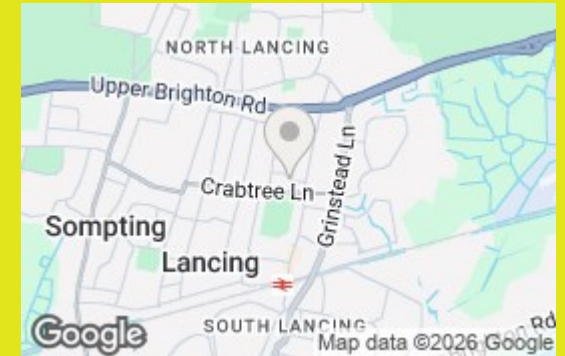
robertluff.co.uk

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

Floor Plan Grand Avenue



Total area: approx. 102.5 sq. metres (1103.7 sq. feet)



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			(81-91) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	
England & Wales			England & Wales		

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