

Robert Luff & Co

Brighton Road, Lancing

Freehold - £825,000



4



3



3



Description

These luxury three-storey Four-bedroom seafront homes form part of an exclusive development of five contemporary properties on Brighton Road in Lancing. Each house offers bright, high-specification interiors, including open-plan living spaces, Quartz-topped kitchens with premium appliances, four well-proportioned bedrooms and deluxe bathrooms. Integral garages and landscaped south-facing gardens make the most of the uninterrupted coastal views.

Energy-efficient features such as underfloor heating, an air source heat pump, mechanical ventilation and solar panels ensure modern, sustainable living. Positioned between Shoreham-by-Sea and Lancing village centre, the development provides direct beach access alongside excellent transport links and local amenities—delivering a rare blend of luxury, convenience and true seafront living.

Plot 3 & 4= Four Bedrooms 192.2sqm / 2,145sq.ft



Key Features

- High End New Build Development
- Stunning Sea Views
- South Facing Gardens
- Solar panels for Energy Efficiency
- Bathrooms with Premium Furniture by Sonas
- Choice of Two Four Bedroom Houses
- Off Road Parking & Integral Garage
- Underfloor Heating, Powered by an Air Source Heat Pump
- Balcony with Views
- Premium Kitchen with Neff Appliances

robertluff.co.uk

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Location

Perfectly positioned on Brighton Road in Lancing, this exclusive development sits between the vibrant coastal community of Shoreham-by-Sea and the convenient amenities of Lancing village centre. The location offers the ideal blend of tranquillity and accessibility, with the beach quite literally on the doorstep and everyday essentials just moments away.

Residents can enjoy easy access to local cafés, shops and transport links, while Shoreham's popular waterside eateries, independent boutiques and lively harbour area are only a short stroll or cycle away. Lancing village centre provides further shopping, dining and services, along with excellent rail connections to Brighton, Worthing and London.

With the South Downs rising behind and the coastline stretching out in front, this is a rare setting that combines seafront living with superb convenience — a perfect balance of coastal calm and connected living.

Inside

These four-bedroom homes offer an elevated level of space, light and luxury, thoughtfully arranged across three beautifully designed floors. Every detail has been crafted to create a refined, contemporary living environment with high-quality finishes throughout.

The ground floor opens with a generous entrance hall leading to a spacious utility room and cloakroom, all finished with premium engineered wood flooring that sets a sophisticated tone from the moment you step inside. Practicality and style work hand in hand, with ample storage and direct access to the integral garage.

The first floor is dedicated to an

expansive open-plan kitchen, living and dining area, designed to maximise natural light and coastal views. Full-height glazing enhances the sense of space, while the high-specification kitchen features Quartz worktops, a breakfast bar and integrated appliances from Neff or equivalent top-tier brands. The layout creates a seamless flow for both everyday living and entertaining. The upper floors provide four beautifully proportioned bedrooms, offering flexibility for family living, guest accommodation or home working. The principal bedroom enjoys a luxurious feel with built-in wardrobes and a private en-suite fitted with Sonas premium sanitaryware. Additional bedrooms are finished to the same high standard and served by a stylish family bathroom with contemporary fittings and elegant tiling.

Throughout the home, comfort and efficiency are prioritised with underfloor heating, an air source heat pump, mechanical ventilation system and solar panels, all contributing to a modern, fully electric and energy-efficient living environment.

These interiors combine generous proportions, high-end materials and thoughtful design to create a sophisticated coastal home perfectly suited to modern family life.

Outside

These four-bedroom homes form part of an exclusive five-property seafront development, showcasing striking contemporary architecture and uninterrupted coastal views. Each house features a private driveway and integral garage, framed by a sleek modern façade and expansive glazing that reflects the surrounding shoreline. To the rear, beautifully landscaped

south-facing tiered gardens provide a peaceful outdoor retreat overlooking the Widewater Lagoon, offering panoramic sea and beach vistas from every level. Thoughtfully designed to complement their coastal setting, these homes deliver a rare combination of modern style, low-maintenance living and exceptional seafront positioning.

Lifestyle

If you're after an authentic coastal village experience; Lancing may be the destination for you. Nestled between the South Downs and the English Channel, this charming village offers a tranquil setting without sacrificing convenience. Its prime location affords quick access to major towns like Worthing and Brighton and cities such as London and Chichester. Boasting a shingle and sand beach stretching almost ten miles, Lancing is a haven for lovers of the sea, who can often be found doing water sports, walking along the shoreline, or simply watching the world go by. And with an impressively wide variety of homes to suit different tastes and budgets, moving to Lancing could be the next chapter of your seaside story.

Entrance Hall

Utility (3.58m x 3.28m (11'9" x 10'9"))

Shower Room (3.00m x 1.22m (9'10" x 4'))

Stairs to First Floor

Kitchen Living Diner (12.40m x 5.18mmmax (40'8" x 17'max))

Stairs to Second Floor

Bedroom (5.16m x 2.82m (16'11" x 9'3"))

Balcony

Ensuite (2.72m x 1.60m (8'11" x 5'3"))

Bedroom (3.28m x 2.77m (10'9" x 9'1"))

Bedroom (3.28m x 2.29m (10'9" x 7'6"))

Family Bathroom

Stairs to Top Floor

Principal Bedroom (5.03m x 2.82m (16'6" x 9'3"))

Ensuite Bathroom

South Facing Garden

Off Road Parking

Integral Garage (6.02m x 2.79m (19'9" x 9'2"))

Council Tax: TBC

EPC: TBC

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Floor Plan Brighton Road



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus)	A			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	
England & Wales		EU Directive 2002/91/EC		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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