Robert Luff & Co

Test Road, Lancing

- £1,800 Per Month



3

2

1

C

Description

Robert Luff & Co delighted to present for letting this spacious and substantially extended three bedroom semi-detached family home, ideally situated in the popular Sompting area of West Sussex. Beautifully presented throughout, this versatile property offers generous living accommodation, a wrap-around garden, garage and off-road parking, making it perfectly suited to modern family living.

Upon entering, you are welcomed by a bright and inviting entrance hall leading through to a spacious dual-aspect lounge/dining room, filled with natural light and featuring patio doors opening directly onto the garden from patio doors opening onto a private southerly aspect patio area, complete with a remote-controlled awning providing welcome shade during the summer months.

The modern fitted kitchen offers an excellent range of cupboards and work surfaces with ample space for appliance.

To the first floor are three bedrooms and a stylish contemporary shower room, all presented in light, neutral décor creating a bright and airy feel throughout.

Externally, the property continues to impress with a well-maintained front lawn, mature hedging.



Key Features

- THREE BEDROOM HOUSE
- MODERN FITTED KITCHEN
- MODERN FITTED SHOWER ROOM
- AVAILBALE NOVEMBER 2026
- HIGHLY SOUGHT AFTER LOCATION
- GROUND FLOOR WC
- DELIGHTFUL REAR GARDEN





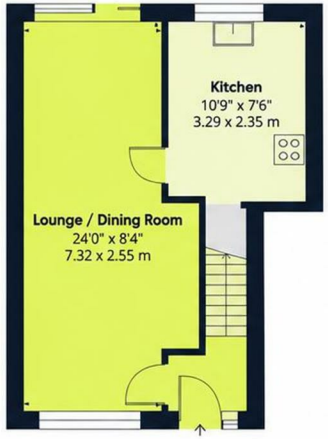




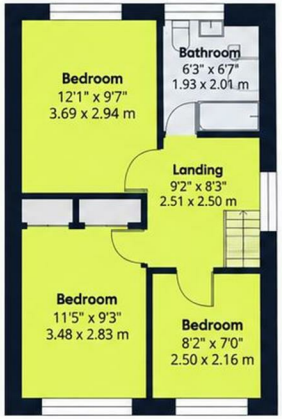


Photography
Some images, floor plans, or descriptions associated with this property listing may have been created, enhanced, or digitally staged using artificial intelligence (AI) tools for illustrative and marketing purposes only. While every effort is made to represent the property accurately, AI-generated visuals may not faithfully reflect the exact dimensions, layout, finishes, structural condition, or physical features of the property. Prospective buyers/tenants are strongly advised to inspect the property in person and rely upon their own physical survey, legal representation, and official property particulars before entering into any transaction or contract.

Floor Plan Test Road



GROUND FLOOR



FIRST FLOOR

Robert Luff & Co
Residential Sales & Lettings

Approximate total area(1)

826 ft²

76.7 m²

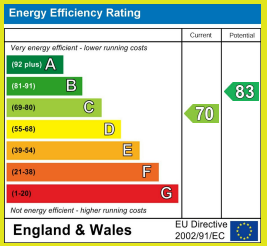
(1) Excluding balconies and terraces

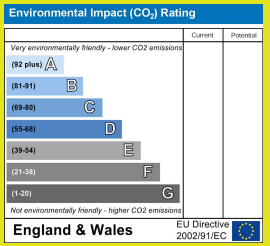
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







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
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
01903 331247 | info@robertluff.co.uk

Robert Luff & Co