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## Description

Robert Luff & Co are pleased to offer to market this beautifully presented three-bedroom house located in a popular, modern development on Brighton Road, Lancing. Just moments from the seafront and beach walk, this stylish home offers the perfect blend of contemporary living and coastal charm.

The ground floor offers a spacious open-plan lounge and dining area with a modern fitted kitchen, complete with integrated appliances and sleek finishes — ideal for entertaining or relaxing with family. Upstairs are three well-proportioned bedrooms and a stylish family bathroom. Outside you'll find a private garden and two allocated parking spaces.

Brighton Road is ideally positioned for convenient access to local shops, cafés and schools, with Lancing train station just a short walk away offering direct routes into Brighton and London. Wide open green spaces and coastal walks are right on your doorstep, making this location popular with both families and professionals.

AVAILABLE NOW

## Key Features

- Coastal Living
- Impressive Open Plan Lounge/Kitchen
- EPC Rating - D (55)
- South Facing Garden
- 3 Bedroom Property
- Two Allocated Parking Spaces
- Council Tax Band - C
- Available Immediately



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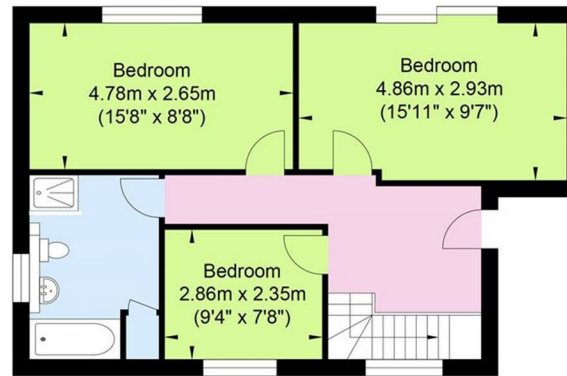
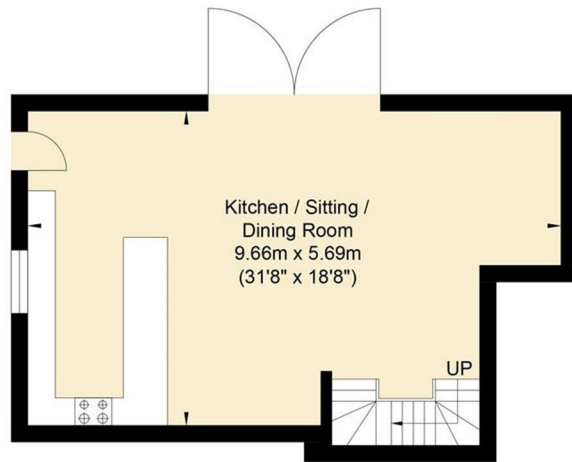
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## Floor Plan Brighton Road

Brighton Road



Lower Ground Floor  
Approximate Floor Area  
556.17 sq ft  
(51.67 sq m)

Ground Floor  
Approximate Floor Area  
584.37 sq ft  
(54.29 sq m)

Approximate Gross Internal Area = 105.96 sq m / 1140.54 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



| Energy Efficiency Rating  |           | Environmental Impact (CO <sub>2</sub> ) Rating  |           |
|---|-----------|---|-----------|
| Current   | Potential | Current   | Potential |
|   |           |   |           |
| <small>Very energy efficient - lower running costs</small><br><small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> |           | <small>Very energy efficient - lower running costs</small><br><small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> |           |
| <small>Not energy efficient - higher running costs</small><br><small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> |           | <small>Not energy efficient - higher running costs</small><br><small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> |           |
| <small>England &amp; Wales</small><br><small>EU Directive 2002/91/EC</small>  |           | <small>England &amp; Wales</small><br><small>EU Directive 2002/91/EC</small>  |           |

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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