



6



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Description

Guide Price £425,000 to £450,000 We are delighted to bring to the market, this versatile SIX bedroom house, in popular First Avenue in Lancing. This versatile house home has off road parking for TWO vehicles, plus a garage at the rear of the property. On the ground floor there is a double bedroom, newly installed kitchen (installed in March 2026) with built in BEKO oven and hob, work surface and units. A dining area, and further kitchen/utility area with further cupboards. Shower room with toilet, wash hand basin, and a Worcester Bosch boiler (Under warranty until 2029). Patio doors to conservatory.

On the first floor there are three further bedrooms and the family bathroom. Stairs leading to the second floor, with two further double bedrooms, both with velux windows. The front bedroom having a walk in dressing room.

Outside

access to the rear garden, being mainly laid to lawn with Cherry, Apple and Grapefruit tree. Further paved area, and garden path leading to the garage at the bottom of the garden.

To the front of the property there is off-road parking for two cars adding everyday convenience.

Location

Set in the sought-after village of Lancing just moments from the beach, countryside and excellent transport links, this property promises a lifestyle that's both relaxed and wonderfully connected.

Versatile layout to suit up to six bedrooms or rooms that could be used as reception rooms. The current owners also had the roof replaced in 2012.

Please call the office to arrange a viewing.



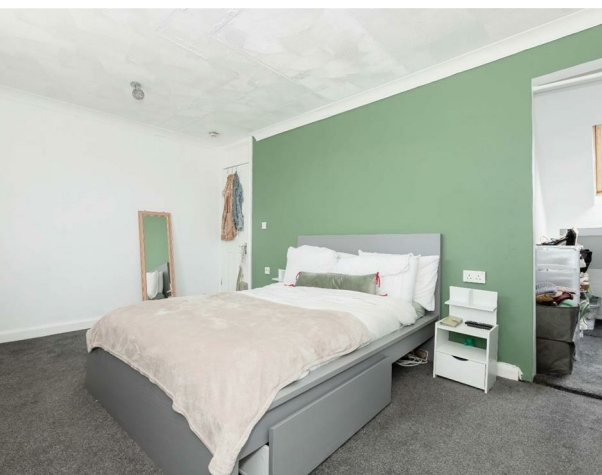
Key Features

- Six Bedrooms
- Modern Kitchen (Installed In March 2026)
- Roof Replaced in 2012
- Garage and Private Driveway
- Council Tax Band - C
- Two Reception Rooms
- Two Bathrooms
- Conservatory
- No Onward Chain
- EPC - TBC



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Entrance Porch

UPVC double glazed door leading into hallway.

Entrance Hall

Laminate flooring. Radiator. Understairs storage cupboard housing meters.

Bedroom/Reception Room

4.06 x 3.41 (13'3" x 11'2")

Double glazed. Bay window. Radiator.

Kitchen/Dining Room

3.94m x 1.93m (12'11" x 6'4")

Installed in March 2026. Range of floor and wall mounted modern units. Inset stainless steel sink unit. Integral Beko oven. Beko Electric Hob with extractor fan. Space and plumbing for washing machine. Space for fridge freezer. Separate dining area. Log Burner.

Dining/Utility Area

3.05m x 1.52m (10'0" x 4'11")

Further range of built in kitchen cupboards. Modern work surface. Radiator. Sliding UPVC patio doors to conservatory.

Shower Room

2.74m0.61m x 0.91m2.13m

(9'2 x 3'7)

Fully tiled modern shower cubicle with MIRA Sprint shower. Low level WC. Wash hand basin. Worcester Bosch boiler. Radiator

Conservatory

2.68 x 3.37 (8'9" x 11'0")

Door to rear garden.

Stairs to First Floor

Bedroom

3.85 x 3.4 (12'7" x 11'1")

Double Glazed. Built in wardrobes. Radiator.

Bedroom

3.63 x 3.41 (11'10" x 11'2")

Built in wardrobes. Double glazed window. Radiator.

Bedroom

2.21 x 1.70 (7'3" x 5'6")

Family Bathroom

1.83m2.44m x 1.52m1.83m
(6'8 x 5'6)

Modern bath with shower attachment. Wash hand basin. Low level W.C

Stairs to Second Floor

Bedroom

3.08 x 5.21 (10'1" x 17'1")

Dressing area with Velux window. Double glazed window. Radiator.

Bedroom

2.29 x 3.50 (7'6" x 11'5")

Double glazed window. Built in wardrobes. Radiator.

Outside

Front Garden

Private driveway for two vehicles.

Rear Garden

Patio area. mainly laid to lawn.
Apple tree. Cherry tree.
Grapefruit tree. Rear gate.

Garage

4.88m2.13m x 3.66m (16"7 x 12)

Currently used as a gym. Power and light.



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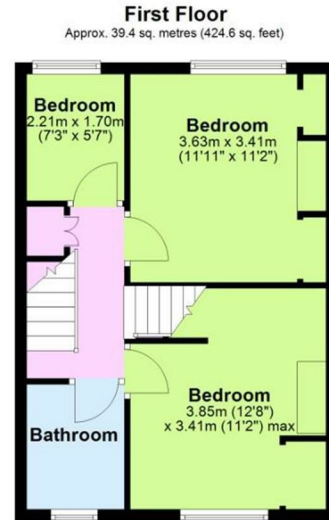
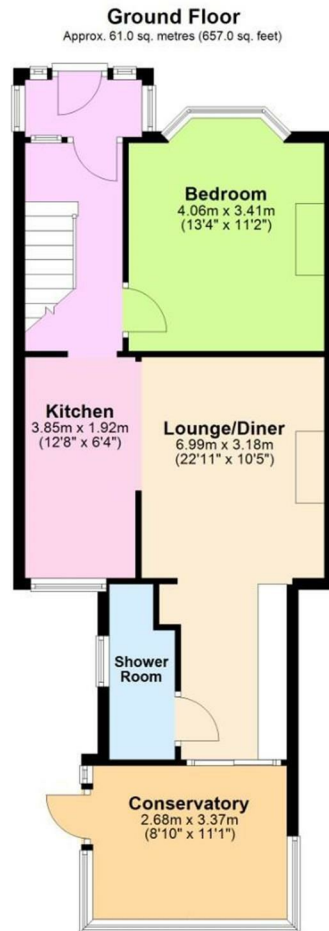
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Floor Plan First Avenue



Total area: approx. 131.0 sq. metres (1410.2 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			
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.

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