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## Description

Robert Luff & Co are delighted to welcome to the market this spacious three-bedroom semi-detached house which offers an exciting opportunity for buyers seeking a property to make their own. In need of modernisation throughout, the home presents fantastic potential to update and extend (subject to the usual consents), creating a superb family residence in a sought-after coastal location.

The accommodation includes a through lounge dining room, kitchen, three good-sized bedrooms and family bathroom. To the rear, a large garden provides ample space for outdoor living, gardening, or future development.

Situated close to local schools, Lancing village centre, and the seafront, the property benefits from convenient access to shops, cafés, transport links, and Lancing railway station, with direct services to Brighton, Worthing, and London Victoria.

A perfect project home offering great potential in a prime West Sussex location.



## Key Features

- Three Bedroom Semi-Detached House
- Through Lounge Dining Room
- Approx. 0.4 Miles To Lancing Village & Mainline Train Station
- No Ongoing Chain
- Gas Central Heating & Double Glazing
- Large Rear Garden
- Room To Extend STNPP
- In Need Of Modernisation Throughout
- Council Tax Band - B



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### Inside

The property offers a traditional layout with a welcoming entrance hall leading to a bright front lounge, separate dining area, and kitchen overlooking the garden. Upstairs are three well-proportioned bedrooms and a family bathroom. While requiring modernisation, the home provides an ideal blank canvas to update, reconfigure, or extend to suit modern family living.

### Outside

A standout feature of this property is its large rear garden, offering excellent potential for outdoor entertaining, landscaping, or future expansion. There is space for an extension or garden studio (subject to planning), making it a wonderful opportunity for buyers looking to add long-term value.

### Location

Tower Road is ideally situated close to Lancing village centre, offering a range of local shops, cafés, and essential amenities. The beach and promenade are just a short distance away, perfect for coastal walks and leisure time. Families will appreciate proximity to well-regarded schools, including Seaside Primary, The Globe Primary Academy, and Sir Robert Woodard Academy.

Excellent transport links include

Lancing railway station, providing direct services to Brighton, Worthing, and London Victoria, as well as easy access to the A27 and A259 road networks.

### The Opportunity

This property presents a rare chance to transform a solid family home in a sought-after coastal location. Whether you're an investor, first-time buyer, or family searching for a long-term project, this home offers the space, setting, and potential to create something truly special.



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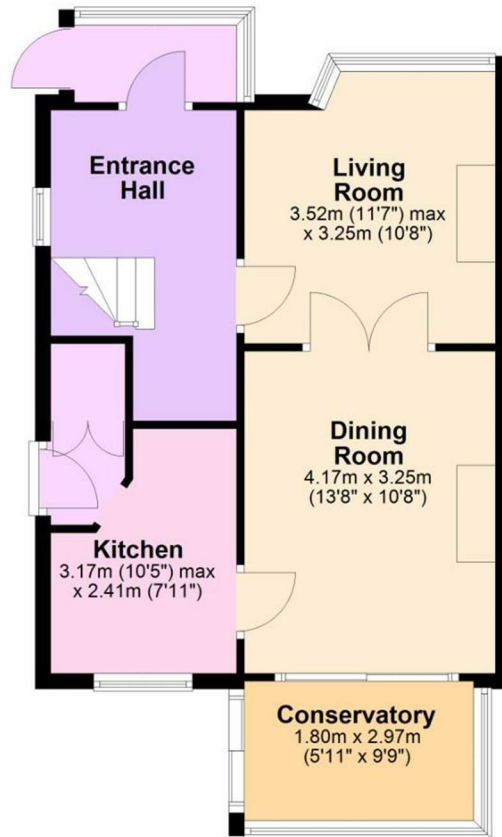
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## Floor Plan Tower Road

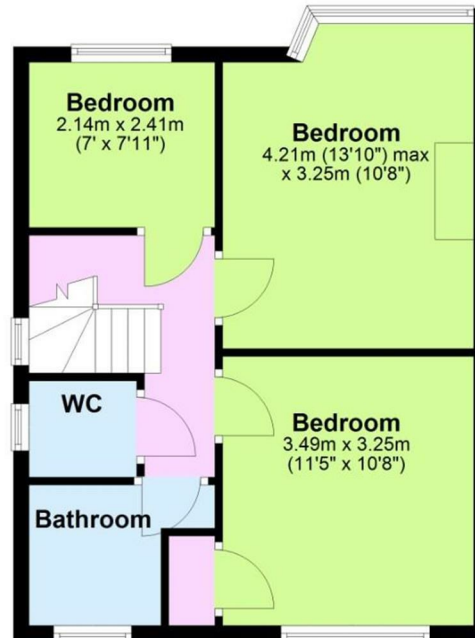
### Ground Floor

Approx. 51.1 sq. metres (549.6 sq. feet)



### First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 94.1 sq. metres (1013.3 sq. feet)



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (82 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (61-81) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (49-60) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (35-48) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (21-34) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (11-20) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| Not energy efficient - higher running costs |                         |           |                                                                 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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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