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## Description

Set on the highly desirable Ring Road in North Lancing — one of the area's most prestigious addresses — this impressive five-bedroom detached home commands elevated views toward the coastline and English Channel, while backing onto the rolling landscapes of the South Downs National Park. A rare opportunity to acquire a property of scale, luxury and exceptional position.

Entering the home, a beautifully arranged reception hall provides an immediate sense of refinement, complemented by two elegant reception rooms designed for both sophisticated entertaining and relaxed family living.

At the heart of the home sits a well-appointed kitchen and breakfast area, thoughtfully arranged for convenience and flow. A ground-floor cloakroom adds further practicality, and the integral garage provides internal access, secure parking and additional storage options. Also to the ground floor is the fifth bedroom which is currently arranged as a home office.

Upstairs continues the sense of space and quality. The luxurious master suite is a true sanctuary, featuring a private en-suite shower room and a walk-in wardrobe designed to accommodate the most discerning buyer. Three further bedrooms provide versatility for family, guests, or dedicated workspace — all served by a stylish family bathroom and additional shower room.

Outside, the rear garden is perfectly placed to capture sunshine throughout the day, with views extending over Lancing and out to sea — an enchanting setting for summer dining and quiet evening relaxation. The front features generous driveway parking leading to the integrated garage.



## Key Features

- One Of North Lancing's Most Coveted Hillside Addresses
- Five Bedrooms Including A Bespoke Master Suite
- Ground-floor W/C
- Immaculately Presented With Scope To Personalise
- Within Catchment To Well Regarded Primary And Secondary Schools & Lancing College Prep
- Panoramic Sea Views And Access To South Downs Countryside Walks
- Two Generous Reception Rooms & Elegant Entrance Hall
- Integrated Garage & Ample Private Parking
- Previous Planning Permission Granted To Further Extend To Side or Above Garage
- Versatile Accommodation Which Could Easily Suit Multi Generational Living



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## Location

Ring Road is celebrated for its prestige, privacy and scenic elevation. Residents benefit from the South Downs Way and miles of rolling countryside just moments from the doorstep, offering walking, hiking, cycling and horse-riding opportunities amid protected landscapes and breathtaking panoramas. Despite the idyllic surroundings, convenience is close at hand; Lancing village centre and seafront within easy reach with direct rail services from Lancing to London Victoria, Brighton and Worthing whilst excellent road access via the A27 and A259 is also close by. The property sits close to Shoreham Airport for leisure aviation and coastal views and upscale dining, cafés and independent shops can be found in nearby in Shoreham-by-Sea and Worthing.

This is a place where countryside tranquillity and coastal vibrancy exist in perfect harmony.

## Inside

A sophisticated entrance hall sets the tone with generous proportions and a welcoming sense of elegance. To the front of the home, a beautifully styled formal dining room provides an ideal setting for hosting, across the hall also lays the principal living room framing

far-reaching coastal views and bathing the space in natural light.

The well-appointed kitchen and breakfast room offers a practical and comfortable hub for everyday family life, with ample preparation and storage areas. A convenient downstairs W/C and internal access to the integrated garage ensure modern practicality is always at hand. Whilst the ground floor also offers a dedicated home office which could be used as an additional bedroom.

Upstairs, the accommodation continues to impress. The master suite is a true retreat — complete with a private en-suite shower room and a walk-in wardrobe providing boutique-style elegance and space. Three further bedrooms offer wonderful flexibility for guests, family, or home office arrangements, supported by a stylish family bathroom and additional shower room. Throughout, the home is well maintained and tastefully presented, with the scale and versatility to meet the needs of a growing family.

## Outside

This residence enjoys a privileged elevated position along Ring Road, and the outdoor spaces take full advantage of its exceptional

setting. The rear garden provides a peaceful sanctuary — perfectly oriented to capture sunshine throughout the day while offering beautiful vistas towards the sea that lend a sense of calm and coastal charm. There is ample patio space for alfresco dining and entertaining with its very own garden kitchen area and a further patio with a covered hot tub area, the garden's natural privacy makes it ideal for relaxed summer living.

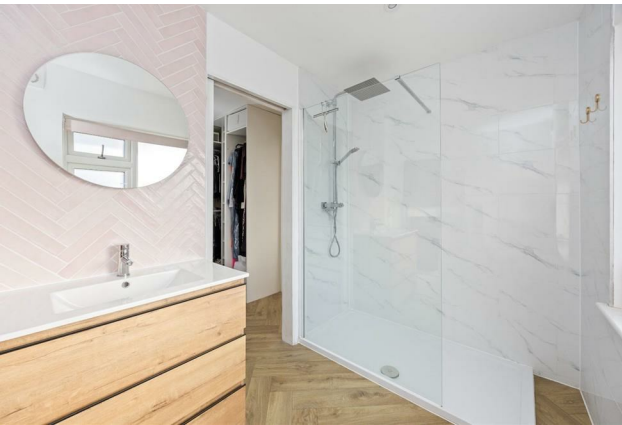
To the front, a private driveway provides generous off-road parking and leads to the integrated garage, ensuring secure storage and practicality. The home sits moments from a network of scenic pathways leading directly onto the South Downs National Park — giving residents unparalleled access to countryside walks, panoramic viewpoints and outdoor pursuits right from the doorstep.

#### Agent Notes

Homes of this calibre on Ring Road seldom reach the market. This is a refined family residence offering space, elegance and breathtaking views in a prime coastal hillside position. In our opinion this house is perfectly arranged for multi generational living already but benefits from having further scope to add a self contained dwelling to the side,

either ground or two story subject to the necessary planning consents. Early viewing is strongly recommended to appreciate the quality of accommodation and exclusivity of the setting.





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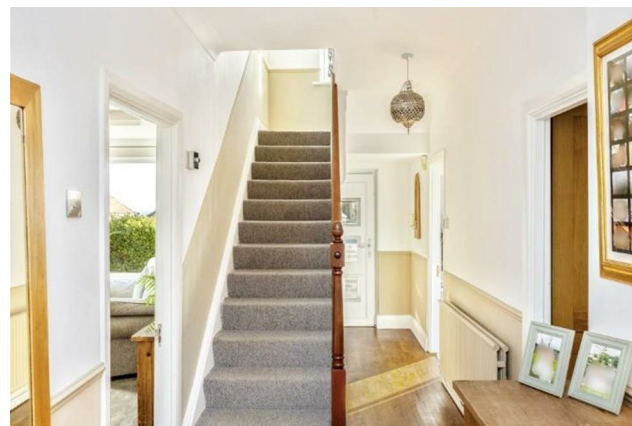
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# Floor Plan Ring Road



Total area: approx. 240.3 sq. metres (2586.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(49-60) <b>C</b></p> <p>(35-48) <b>D</b></p> <p>(20-34) <b>E</b></p> <p>(12-33) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>	
75	83		
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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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