

7 West End Way, Lancing, BN15 8RL

Asking price £475,000

EPC Rating: D Council Tax Band: D



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Beautiful detached home in a quiet cul-de-sac just moments from Lancing seafront. Offering flexible living, generous bedrooms, a private garden and ample parking. Walk to shops and station with direct London links. No onward chain.

Tucked away within a quiet cul-de-sac on ever-popular West End Way, this beautifully presented detached home captures everything we love about coastal living — calm, light-filled spaces, thoughtful design, and the gentle rhythm of the sea just moments from your door.

Positioned only a short stroll from Lancing's seafront, this is a home where mornings can begin with fresh sea air and evenings end with sunset walks along the coast. With local shops, cafés and Lancing station all within walking distance — offering direct links to London Victoria and Gatwick — it perfectly balances lifestyle and connectivity.

Step inside and you're welcomed by a wide, practical porch — a space that immediately sets the tone for the home, offering generous storage for coats, shoes and everyday essentials. From here, double French doors open into a calm and inviting living room, where soft neutral tones and natural light create a space that feels both relaxed and refined — ideal for slow Sundays or hosting friends.

The layout flows effortlessly, with an inner hallway

leading you through to the heart of the home. The kitchen, refitted in recent years, is both stylish and functional, with plenty of workspace and storage, and direct access out to the garden — perfect for summer dining and easy day-to-day living. Alongside, the dining room offers flexibility to suit your lifestyle, whether that's hosting family meals, working from home, or adapting as an additional bedroom if needed.

A second reception room adds another layer of versatility — a cosy, characterful space centred around an open fire. Whether used as a snug, reading room or home office, it's a space that invites you to slow down. From here, stairs rise to the first floor.

Upstairs, two generous double bedrooms sit beneath the eaves, each offering a sense of privacy and comfort, with excellent built-in storage and space to unwind. The second bedroom benefits from an additional storage room — a rare and practical feature that enhances the home's usability. A well-appointed family bathroom sits between the rooms, finished in a clean, timeless style.

Back on the ground floor, a contemporary shower room adds everyday convenience, complete with a spacious walk-in shower and sleek fittings.

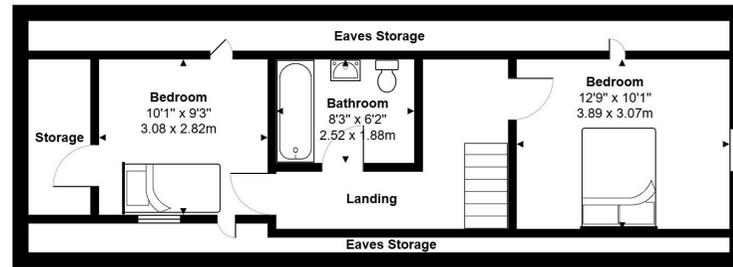
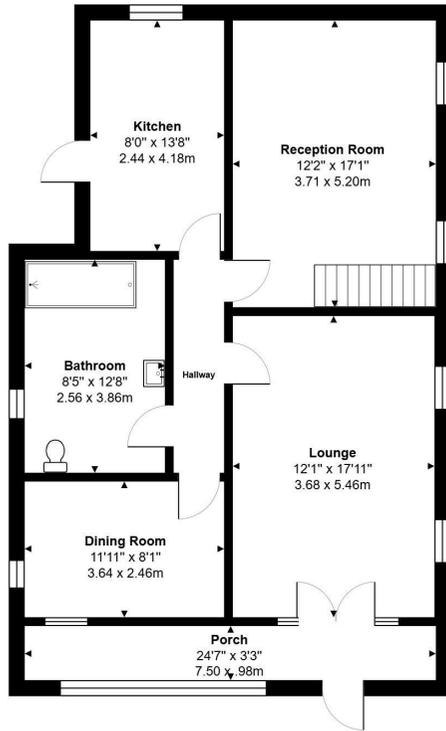
Outside is where this home truly shines. The rear garden has been thoughtfully designed as a private retreat — a place to enjoy long summer evenings, entertain guests, or simply relax in the sun. A generous patio creates the perfect setting for outdoor dining, while the lawn and planted borders bring colour and softness to the space. Mature planting and fencing provide a wonderful sense of privacy, while a fully insulated outbuilding offers excellent storage or potential for hobbies and workspace.

To the front, a large driveway provides ample parking for multiple vehicles, complemented by side access to the garden.

Offered with no onward chain, this is a home ready to be enjoyed from the moment you arrive — a rare opportunity to secure a peaceful coastal setting without compromising on space, style or convenience.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	