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Description

Robert Luff & Co are delighted to offer this beautifully presented three-bedroom terraced townhouse enjoying a truly enviable waterfront position with panoramic water and coastal views. Offering stylish contemporary living throughout, the property features a spacious open-plan kitchen/dining area with modern units and integrated appliances, flowing seamlessly into the bright living space.

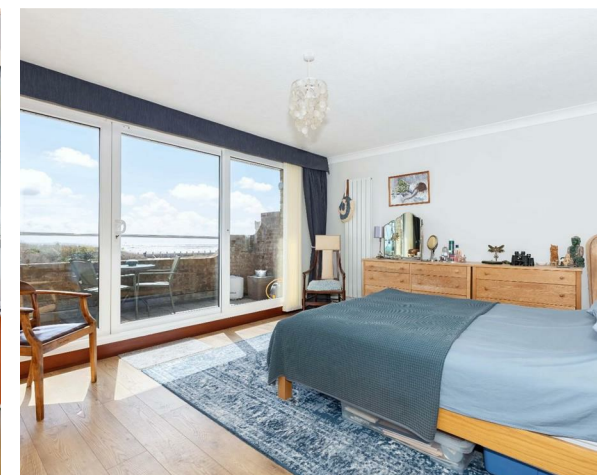
Bi-fold/sliding doors open onto a superb tiered garden with multiple decked seating areas, direct waterfront access and dedicated kayak storage. The principal bedroom benefits from its own private balcony with stunning sea views.

Further benefits include two private off-road parking spaces, secure storage, a spacious family bathroom with separate shower and a separate WC/utility area. With striking architecture, extensive glazing and exceptional indoor-outdoor living, this unique waterfront home must be viewed to be appreciated.



Key Features

- Three-bedroom Contemporary Townhouse
- Beautifully Presented & Modern Throughout
- Principal Bedroom with Private Sea-View Balcony
- Direct Waterfront Access with Dedicated Kayak Storage
- Two Private Off-Road Parking Spaces
- Exceptional Waterfront Position with Panoramic Coastal Views
- Spacious Open-plan Kitchen/Dining and Living Area
- Stunning Tiered Garden with Multiple Decked Seating Areas
- Council Tax Band - D
- EPC Rating - D



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Location

Lakeside enjoys a superb position on Brighton Road, Lancing, perfectly placed for enjoying the best of the Sussex coast. The seafront and Lancing Beach are just moments away, offering beautiful coastal walks, water sports and stunning open views, while the popular Perch on Lancing Beach provides a great spot for a coffee, lunch or drinks by the sea.

Lancing itself offers a good range of everyday amenities, including independent cafés, restaurants, shops and local facilities, with the village centre and railway station within easy reach. The area is particularly appealing to commuters, with rail services providing convenient connections towards Worthing, Brighton and London.

For those travelling by road, the A27 is easily accessible, providing excellent connections along the South Coast and towards Brighton, Worthing and beyond. The surrounding area also offers plenty of opportunities for outdoor pursuits, with the coastline, Widewater Lagoon and local green spaces close at hand.

Combining a desirable coastal lifestyle with excellent transport

links and a range of local amenities, the location is a key feature of this exceptional waterfront home.

Inside

Step inside this impressive three-bedroom townhouse and you are immediately struck by its bright, contemporary feel and exceptional connection to the waterfront. The spacious open-plan kitchen and dining area forms the heart of the home, featuring sleek modern cabinetry, integrated appliances and elegant wooden flooring.

Large windows flood the space with natural light, while the adjoining living area provides a comfortable and versatile space for relaxing or entertaining. Expansive sliding doors open directly onto the tiered garden, seamlessly connecting the inside with the stunning waterfront beyond.

Upstairs, the bright and well-proportioned bedrooms include a superb principal bedroom with its own private balcony, perfectly positioned to enjoy panoramic sea views. The stylish family bathroom offers both a separate shower and bath, complemented by a further WC on the living floor, which also incorporates



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useful utility facilities and storage.

With extensive glazing, contemporary finishes and an exceptional sense of space and light throughout, this is a home designed to make the most of its spectacular waterfront setting.

Outside

The outside space is undoubtedly one of this exceptional home's standout features. A beautifully arranged tiered garden leads directly to the waterfront, with multiple decked seating areas providing the perfect setting for alfresco dining, entertaining or simply enjoying the spectacular views.

The generous waterfront deck offers dedicated kayak storage and direct access to the water, making this an ideal home for those who enjoy paddleboarding, kayaking and life by the coast.

The property also benefits from two private off-road parking spaces and a secure storage cupboard, combining practicality with an enviable outdoor lifestyle.

Lifestyle

Enjoy a truly enviable coastal lifestyle with the water right on your doorstep. Start the day with a coffee overlooking the coast, spend afternoons walking the beach or having a drink at the Perch and unwind in the garden as the sun sets across the water.

With Brighton and Worthing close by, you have an excellent choice of restaurants, cafés, shopping and entertainment, while Lancing offers a more relaxed seaside atmosphere.

A rare opportunity to combine contemporary living with an exceptional waterfront lifestyle.



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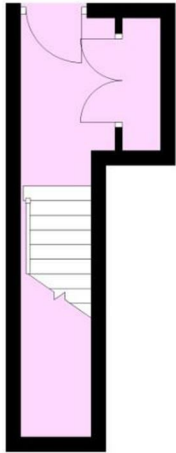
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Floor Plan Brighton Road

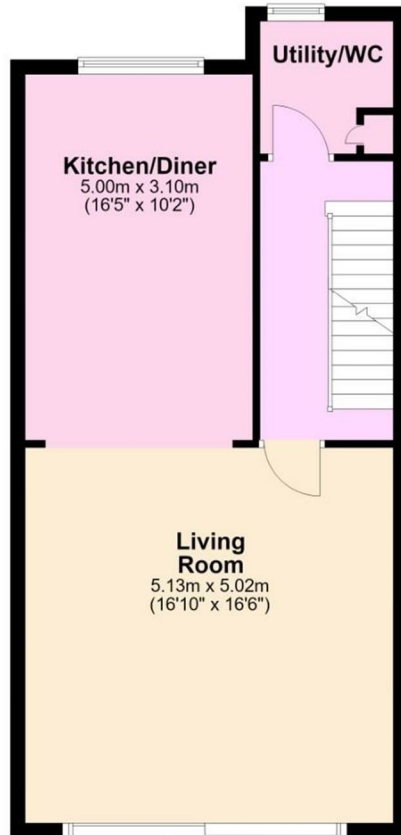
Ground Floor

Approx. 7.2 sq. metres (77.7 sq. feet)



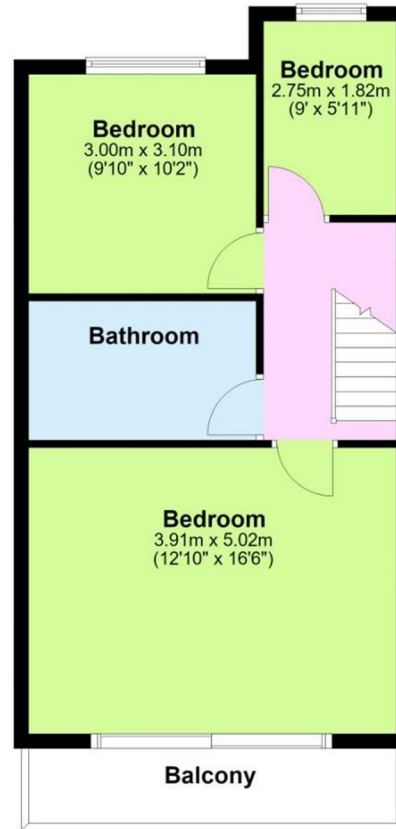
First Floor

Approx. 52.6 sq. metres (566.7 sq. feet)



Second Floor

Approx. 46.5 sq. metres (500.8 sq. feet)
(excluding Balcony)



Total area: approx. 106.4 sq. metres (1145.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(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			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(15-54)	D		
(9-38)	E		
(1-20)	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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