

Robert  
Luff & Co

Freshbrook Road, Lancing

Freehold - Offers Over £375,000



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## Description

\*\*\* OPEN DAY ON SATURDAY 18TH APRIL \*\*\*

Located in the sought-after Stable View development in Lancing, West Sussex, this beautifully presented three double bedroom home offers spacious coastal living with a touch of countryside charm.

The property features a bright and airy open-plan living space, a modern fitted kitchen, downstairs w/c, family bathroom and three generous double bedrooms, including a principal bedroom with built in wardrobes. A standout feature is the south-east facing balcony, perfectly positioned to capture morning sun and offering picturesque views across the nearby stables — an idyllic spot to relax or entertain.

Just moments from Lancing Beach, this home enjoys the best of both worlds: a peaceful semi-rural setting within easy reach of the village centre, coastal walks, and transport links via Lancing railway station, providing direct services to Brighton, Worthing, and London Victoria.

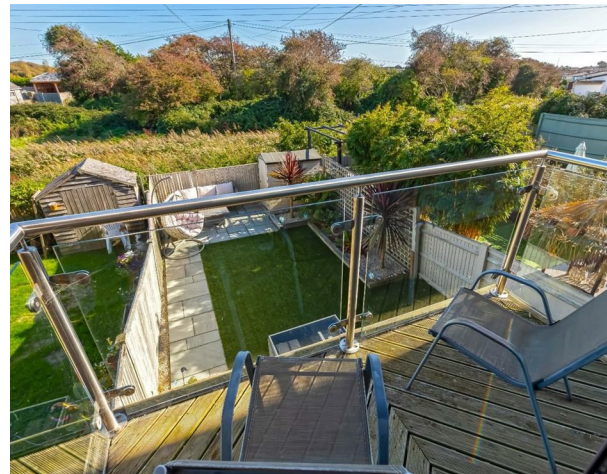
Families will appreciate proximity to well-regarded local schools, including Seaside Primary ofsted rated OUTSTANDING, The Globe Primary Academy, and Sir Robert Woodard Academy, all within easy reach.

With its combination of modern comfort, scenic views, and a highly convenient location, this stunning property is ideal for families, professionals, or anyone seeking a relaxed coastal lifestyle.



## Key Features

- Three Double Bedroom House
- Close To Lancing Beach
- First Floor Balcony With Countryside Views & Good Size Rear Garden
- Beautifully Presented Throughout
- Good Size Kitchen & Lounge
- Ideally Located Within Easy Reach Of Lancing Village
- Within Catchment For Seaside Primary School Ofsted Rated Outstanding
- 1014.1SqFt
- Downstairs w/c & Family Bathroom
- Off Road Parking For Two Cars



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### Inside

The home welcomes you into a bright entrance hall leading to a modern kitchen, equipped with sleek cabinetry and integrated appliances. The lounge is ideal for family gatherings, featuring French doors opening onto the garden and providing plenty of natural light.

Upstairs, the principal bedroom includes built in wardrobes and two further double bedrooms one with access to a south-east facing balcony enjoying open views across the stables a contemporary family bathroom completes the first floor.

### Outside

A private rear garden offers a peaceful and low-maintenance space for outdoor dining or relaxation, while the front driveway provides convenient off-road parking.

### Location

Stable View forms part of a modern residential area off Freshbrook Road, a short distance from Lancing Beach, the village centre, and the South Downs National Park. The area offers a relaxed coastal lifestyle with easy access to nature, local amenities, and commuter links.

Lancing village provides a range

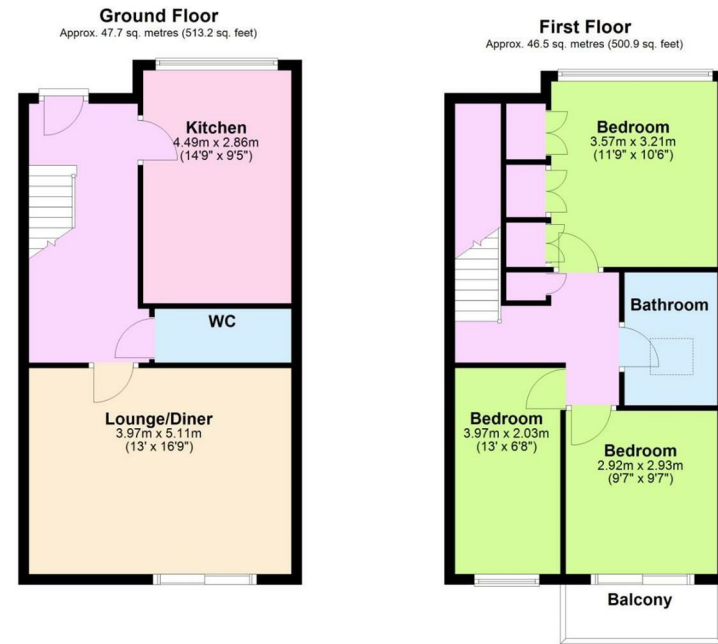
of shops, cafés, and services, including popular spots such as The Perch on Lancing Beach, while Lancing railway station offers direct train services to Brighton, Worthing, and London Victoria.

Families will also appreciate the proximity to well-regarded local schools, including Seaside Primary, The Globe Primary Academy, and Sir Robert Woodard Academy.





# Floor Plan Freshbrook Road



Total area: approx. 94.2 sq. metres (1014.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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>Not energy efficient - higher running costs</p>			
		84	
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</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>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<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.

