

Robert
Luff & Co

Orient Road, Lancing

Freehold - Price £325,000



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Description

Robert Luff & Co are delighted to welcome to the market this delightful two-bedroom end-terrace home situated on the ever-popular Orient Road in Lancing.

Perfectly positioned just moments from Lancing Beach and Widewater Lagoon Nature Reserve, this property combines coastal charm with modern convenience. Offering a private driveway, garage, and off-road parking, it's ideal for those seeking easy living by the sea with the bonus of practical amenities.

Internally the property offers two bedrooms and a family bathroom to the first floor, with a reception room and kitchen to the ground floor with the added benefit of a home office/gym and attached garage whilst outside offers a good size rear garden with side access.

Key Features

- End Terrace Two Bedroom Freehold House
- Prime Location Moments From Lancing Beach & Widewater Lagoon
- No Ongoing Chain
- Garage Partly Converted Into A Home Office/Gym
- Close To Lancing Beach & Widewater Lagoon
- Off Road Parking
- Close To Local Amenities & Transport Links
- Local Amenities & Bus Routes Close By
- Private Rear Garden With Side Access
- Council Tax Band C



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Location

Nestled between Shoreham-by-Sea and Worthing, Lancing offers a friendly village atmosphere with excellent local shops, cafés, and amenities. The seafront and Widewater Lagoon Nature Reserve are within walking distance, perfect for paddleboarding, walking, or cycling. Lancing village centre provides supermarkets, restaurants, and community facilities. The nearby South Downs National Park offers breathtaking countryside walks and panoramic views. Lancing Railway Station is close by with direct services to Brighton, Worthing, and London Victoria whilst the A27 & A259 offer convenient access to major coastal routes and the wider South Coast network and regular bus routes to Shoreham, Brighton, and Worthing can be sought using the 700 bus route.

Whether commuting or enjoying coastal life, Orient Road offers both convenience and tranquillity.

Inside

The welcoming entrance opens into a reception room, A well-designed kitchen provides direct access to the rear garden, ideal for summer dining or morning coffee outdoors. Upstairs, you'll find two comfortable bedrooms and a modern family bathroom, all finished in neutral tones ready for personalisation.

Outside

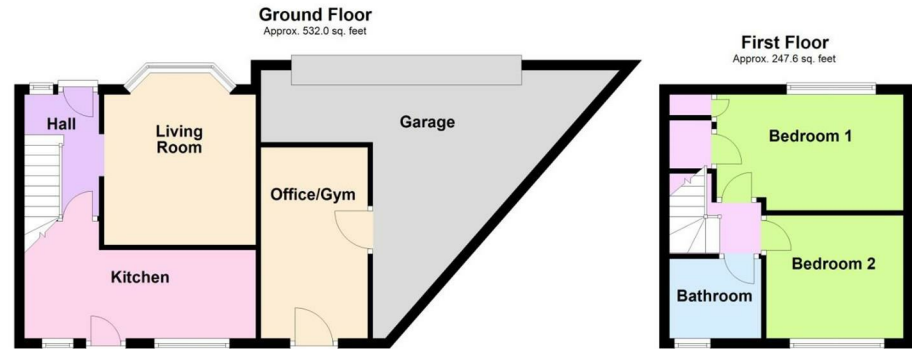
The private rear garden offers space for outdoor dining and relaxation mainly laid to lawn and offering side access while the garage and off-road parking add convenience for homeowners and guests alike.



Families are well served by a range of highly regarded schools, including: North Lancing Primary School, The Sir Robert Woodard Academy – Sompting (Ages 11–18), Lancing College – Prestigious independent boarding and day school (Ages 13–18) All are within easy reach, with good Ofsted ratings and strong local reputations.



Floor Plan Orient Road



Total area: approx. 779.6 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) 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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