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## Description

This beautifully presented two-bedroom semi-detached bungalow offers a rare combination of modern comfort and future potential. Recently renovated to a high standard, the home showcases stylish single-level living with a bright open-plan lounge and kitchen, complemented by two spacious double bedrooms. Outside, the large rear garden provides a private retreat, while the property position affords stunning views of the South Downs, bringing a sense of countryside tranquillity right to your doorstep. With the added benefit of driveway parking and scope to extend (subject to necessary planning consents), this property is not only ready to move into but also offers exciting opportunities for buyers to tailor and grow their home in one of Lancing's most desirable locations.



## Key Features

- \*\*Fully Renovated Semi-Detached Bungalow\*\*
- Two Double Bedrooms
- Potential To Extend (STNPC)
- Low Maintenance Garden
- EPC Rating TBC
- Nestled in the Foot of the South Downs
- Driveway
- No Ongoing Chain
- Beautiful Views of the Downs
- Council Tax Band B





#### Location

This charming residential address sits in the Cokerham area of Lancing, a location prized for its balance of seaside proximity and green open spaces. The South Downs National Park lies just north of the village, providing endless opportunities for walking, cycling, and outdoor leisure. Lancing itself is strategically located between Shoreham and Worthing. Transport links are excellent: Lancing railway station is less than 1 mile away, offering direct services to Brighton and London Victoria. Frequent bus routes, including services to Shoreham, Worthing, and Brighton, run nearby. Road connections are equally strong, with the A27 and A259 providing quick access along the south coast. Altogether, Herbert Road combines accessibility with a peaceful residential setting, perfect for those seeking both connectivity and natural beauty.

#### Inside

This beautifully refurbished two double bedroom semi-detached bungalow offers stylish single-level living, perfect for ease and comfort. Designed with modern lifestyles in mind, the home features a spacious open-plan lounge and kitchen area that creates a bright, welcoming heart of the property, ideal for both relaxing and entertaining. The refurbishment ensures a contemporary finish throughout, blending fresh décor with practical design.

#### Outside

This attractive bungalow is complemented by a generous outside space, with a large rear garden. The garden features a smart decking area ideal for entertaining or al fresco dining, the AI-Generated images show the potential with a beautiful lawn laid. Mature hedges enclose the garden, offering privacy and a natural backdrop. To the front, the property benefits from its own driveway, providing convenient off-road parking & stunning views of the south downs.

#### Lifestyle

Step into a home that's designed to make everyday living feel effortless and enjoyable. This fully refurbished semi-detached bungalow offers the perfect blend of modern style and comfort, with its open-plan lounge and kitchen creating a sociable hub where family and friends can gather. The two spacious double bedrooms provide restful retreats, while the single-level layout ensures convenience for all ages. Outside, the large rear garden is a true highlight, it's a space to be enjoyed year-round. With the added benefit of driveway parking, this property combines practicality with lifestyle appeal, making it an inviting choice for buyers seeking a home that's ready to move into and enjoy from day one.



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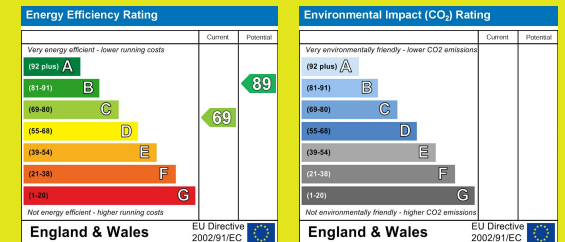
## Floor Plan Herbert Road

### Floor Plan

Approx. 44.2 sq. metres (476.2 sq. feet)



Total area: approx. 44.2 sq. metres (476.2 sq. feet)



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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