

West Street, Lancing

Offers In Excess Of
£550,000
Freehold

- Flint Cottage built in 1880's
- Three Double Bedrooms
- Two Reception Rooms
- Hand Built Kitchen
- Ground Floor WC
- 70FT South Facing Garden
- Parking For Several Vehicles
- Beautiful Bathroom
- EPC: D
- Council Tax Band: D

Robert Luff & Co are proud to present this beautiful 19th century FLINT COTTAGE, ideally located in Sompting, close to local shops, schools and bus services. This fantastic property has been lovingly maintained, extended and improved by the current owner and features: Entrance hall, ground floor WC, living room with feature fireplace, separate dining room with multi-fuel stove, hand built kitchen, first floor landing, THREE DOUBLE BEDROOMS and stunning bathroom with roll top bath and shower enclosure. Furthermore, there is a converted loft space, ideal for home office or hobby room. Outside, the property is complimented by an approximately 70FT SOUTH FACING REAR GARDEN and AMPLE OFF STREET PARKING FOR SEVERAL VEHICLES. Viewing is essential to fully appreciate how special this property is!

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Accommodation

Entrance Hall

Solid timber front door, understairs storage cupboard & cloakroom

WC

Leaded double glazed window to side, WC with high flush cistern, wall mounted wash hand basin

Lounge 14'6" x 12'6" (4.42m x 3.81m)

Leaded double glazed window to front, feature fireplace, period cast iron radiator, solid timber floor.

Dining Room 15'8" x 9'3" (4.78m x 2.82m)

Double glazed French doors to patio and garden, solid timber floor, dual-fuel stove, period cast iron radiator.

Kitchen 10'9" x 9'9" (3.28m x 2.97m)

Leaded double glazed windows to rear, hand built solid pine wall & base level units, hard wood work surfaces, butler sink, space for range cooker with extractor hood over, shelving, tiled splash-backs, slate floor, stable door to driveway.

Utility Room

Double glazed window to side, wall mounted combination boiler, space and plumbing for washing machine.

First Floor Landing

Fold out ladder providing access to loft space.

Bedroom One 10'9" x 9'9" (3.28m x 2.97m)

Leaded double glazed windows to rear, period cast iron radiator, walk in wardrobe/potential en-suite.

Bedroom Two 12'6" x 9' (3.81m x 2.74m)

Leaded double glazed windows to front, period cast iron radiator.

Bedroom Three 12'5" x 8'8" (3.78m x 2.64m)

Double glazed window to side, period cast iron radiator.

Bathroom 12' x 6'2" (3.66m x 1.88m)

Leaded double glazed window to rear. Fitted suite comprising: Roll top bath, walk in shower enclosure, pedestal wash hand basin, close coupled WC, period cast iron radiator.

Loft Area 16' x 10'7" (4.88m x 3.23m)

Power & light.

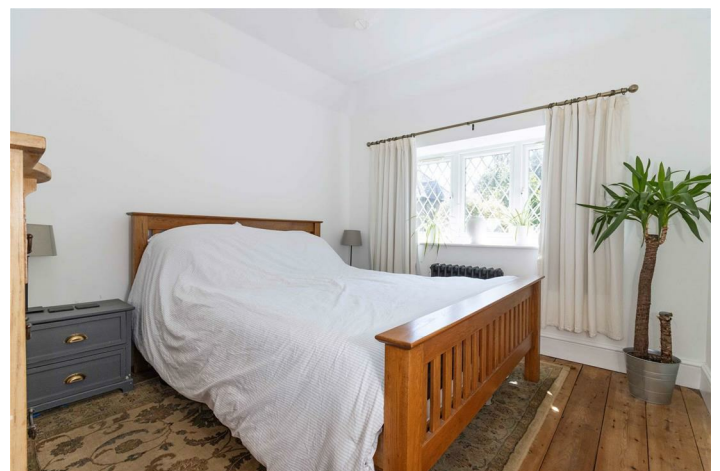
Outside

South Facing Rear Garden

Approx. 70ft. Patio, lawn, mature trees, various plants and shrubs, 2X flint outbuildings.

Parking

Ample off street parking for 2-3 vehicles.



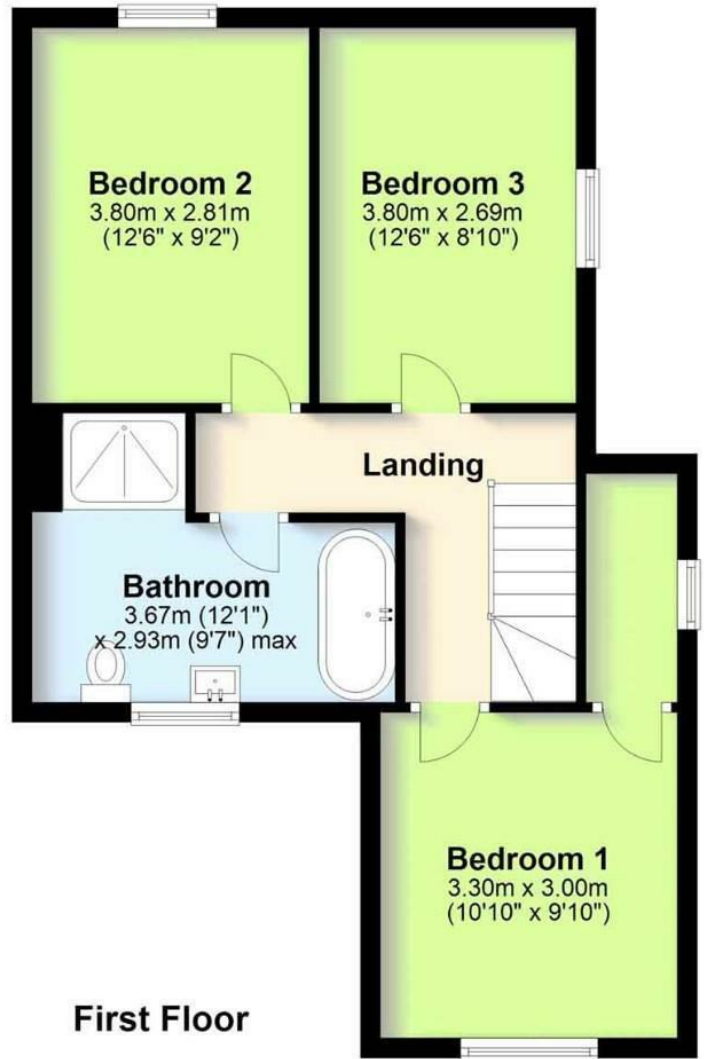
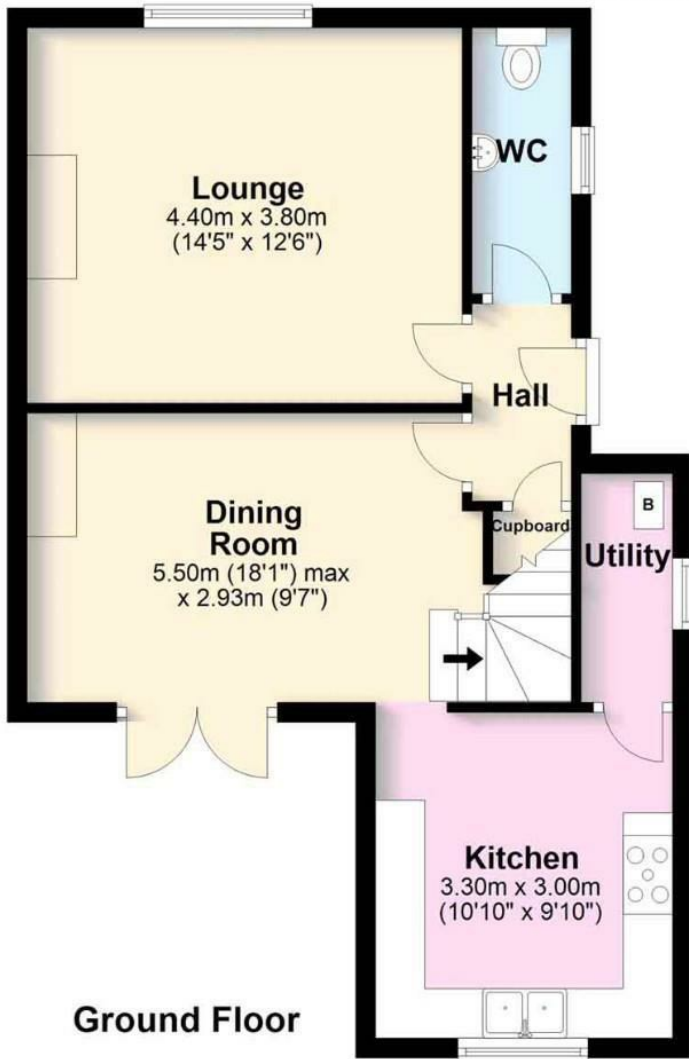
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Floorplan

Total area: approx. 100.3 sq. metres (1080.1 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.