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Description

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!

Key Features

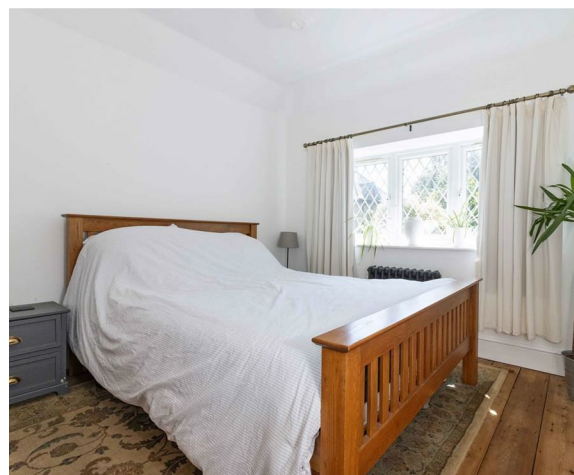
- Flint Cottage built in 1880's
- Two Reception Rooms
- Ground Floor WC
- Parking For Several Vehicles
- EPC: D
- Three Double Bedrooms
- Hand Built Kitchen
- 70FT South Facing Garden
- Beautiful Bathroom
- Council Tax Band: D



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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

4.42m x 3.81m (14'6" x 12'6")
Leaded double glazed window to front, feature fireplace, period cast iron radiator, solid timber floor.

Dining Room

4.78m x 2.82m (15'8" x 9'3")
Double glazed French doors to patio and garden, solid timber floor, dual-fuel stove, period cast iron radiator.

Kitchen

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

3.28m x 2.97m (10'9" x 9'9")
Leaded double glazed windows to rear, period cast iron radiator, walk in wardrobe/potential en-suite.

Bedroom Two

3.81m x 2.74m (12'6" x 9')
Leaded double glazed windows to front, period cast iron radiator.

Bedroom Three

3.78m x 2.64m (12'5" x 8'8")
Double glazed window to side, period cast iron radiator.

Bathroom

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

4.88m x 3.23m (16' x 10'7")
Power & light.

Outside

South Facing Rear Garden

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

Parking

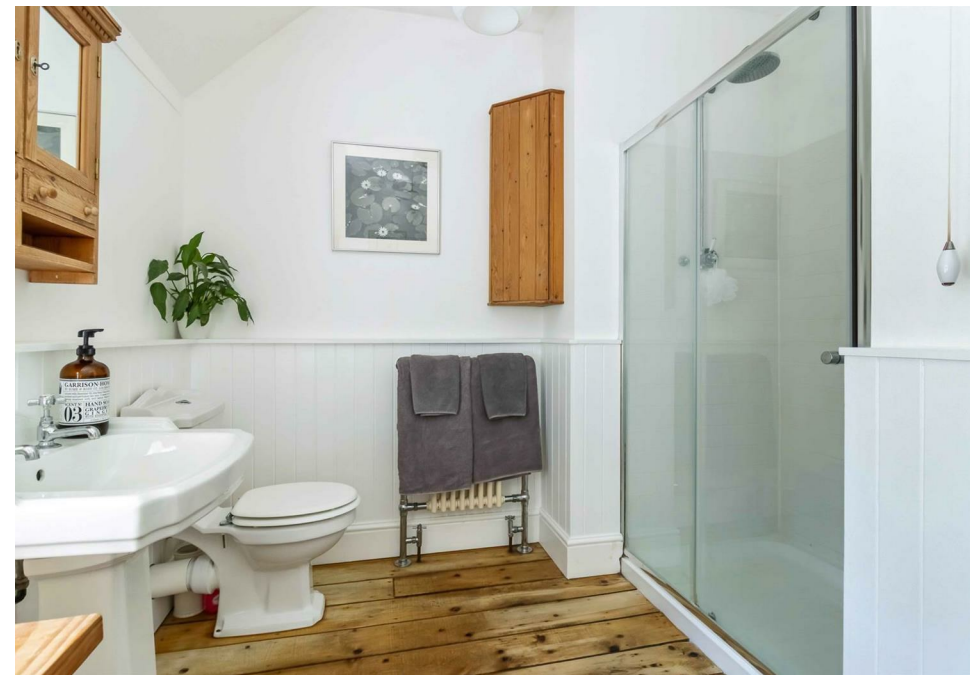
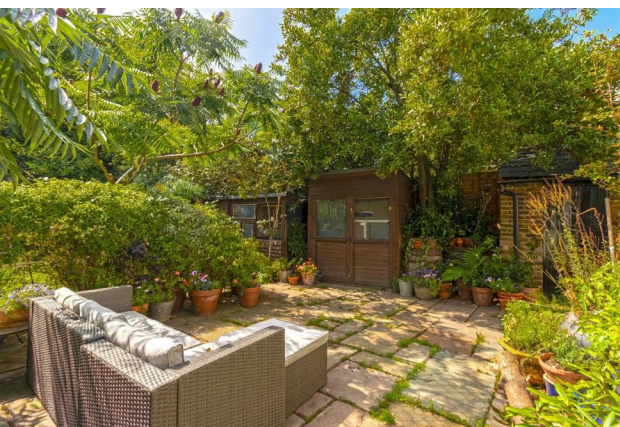
Ample off street parking for 2-3 vehicles.



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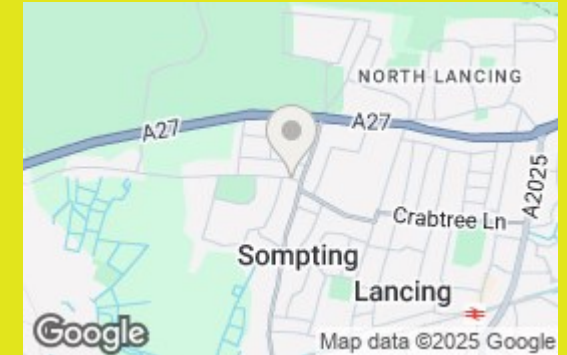
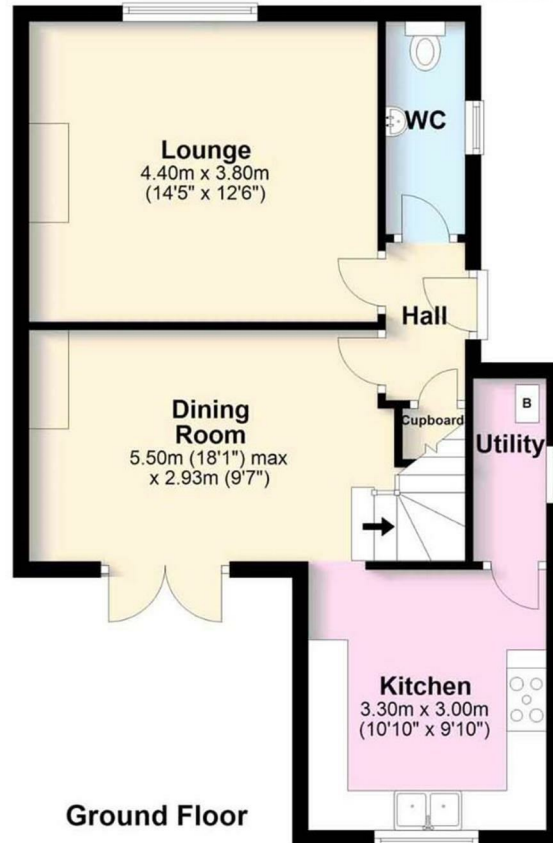
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Floor Plan West Street

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>		<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	

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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