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## Description

**\*\*Guide Price £350,000 - £370,000\*\*** Robert Luff & Co are delighted to welcome to the market this period property of the 18th century with features of the era throughout but with a touch of modern throughout. Located just a minutes walk from Lancing Beach this property benefits from local transport links, cafes such as The Perch and access to Lancing Village Centre making it the ideal place for any one wanting to enjoy seaside living. Internally the property is decorated to a high standard and offers a wonderful through lounge dining room with the added benefit of an open fire with swept chimney and a modern kitchen, upstairs is a large master bedroom, additional bedroom and good size modern family bathroom. Outside the property boasts a secluded walled courtyard garden. This wonderful family home is being sold with no on going chain and viewing to fully appreciate its splendor is highly recommended.

## Key Features

- Two Bedroom End Terrace Period Home
- Beautifully Presented Throughout
- No Ongoing Chain
- Modern Fitted Kitchen
- Council Tax Band - C
- Moments From Lancing Beach
- Swept Chimney With Open Fire
- Private Courtyard Garden
- Large Modern Bathroom
- Near To Local Transport Links & Lancing Village



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### Front Door

leading to:

### Hallway

original floor boards, radiator, stairs leading to first floor, opening to:

### Dining Room

**3.30m x 4.39m (10'10 x 14'5)**

Original floorboards, radiator, double glazed window, opening to:

### Lounge

**3.73m x 3.35m (12'3 x 11)**

Original floorboards, radiator, double glazed window, open fire place, built in storage

### Kitchen

**3.68m x 2.11m (12'1 x 6'11)**

Wood laminate flooring, range of eye and base level cupboards with roll top surfaces over, integrated oven with hob and extractor fan over, space for washing machine, integrated dishwasher, integrated fridge freezer, stainless steel sink drainer, two double glazed windows, double glazed door to garden

### First Floor

### Landing

Carpet, loft access, doors to:

### Bedroom One

**3.20m x 4.39m (10'6 x 14'5)**

Carpet, double glazed window, radiator

### Bedroom Two

**3.30m x 2.72m (10'10 x 8'11)**

Carpet, radiator, double glazed window

### Bathroom

**2.57m x 2.11m (8'5 x 6'11)**

Wood laminate, low level flush w/c, wash hand basin, panelled bath with shower over, heated towel rail, double glazed window

### Outside

### Rear Garden

Courtyard garden enclosed by stone wall laid to shingle with patio area.

### Front Garden

Front garden enclosed by wall and gate, steps to front door





## Floor Plan East Street

**Ground Floor**  
Approx. 37.3 sq. metres (401.8 sq. feet)



**First Floor**  
Approx. 34.9 sq. metres (375.9 sq. feet)



Total area: approx. 72.2 sq. metres (777.6 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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