



4 Burry Cottages West Street, Lancing, BN15 0AT
Offers In Excess Of £300,000

and company
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Estate and letting agents



Charming two bedroom cottage with further loft room benefiting a secluded courtyard overlooking fields and greenland complete with a traditional built well and external hobbies room located within the garden. Briefly the property comprises: living room, kitchen, two bedrooms, bathroom/wc and loft room. Externally the property benefits from courtyard, private garden and hobbies room. Further benefits include gas central heating, double glazing and off street parking for one vehicle. CHAIN FREE. Ideal for buy to let investors or holiday letting.

- 19th Century Cottage
- Rear Courtyard Overlooking Fields
- Two Bedroom
- Loft Room
- Living Room with Log Burner
- Hobbies Room
- Private Garden
- Off Street Parking





Composite stable door leading to:

Living Room

3.35m x 3.28m (11'0 x 10'9)

Exposed feature ceiling beams. Original cast iron wood burning stove. Inset ceiling spotlights. Tiled floor.

Double glazed window. Opening to:

Kitchen

3.35m x 2.49m (11'0 x 8'2)

Roll top work surface inset 1 1/2 bowl stainless steel sink with mixer tap and drainer board. Fitted fan oven. 4 ring gas hob with tiled splashback and concealed extractor fan above. Space and plumbing for dishwasher. Space for freestanding fridge freezer. Range of matching base units, cupboards and drawers with matching further eye level wall units. Cupboard with work surface and space and plumbing below for a washing machine. Wall mounted 'Alpha' combi boiler supplying gas central heating and hot water. Double glazed window. Composite stable door leading to Courtyard.

Stairs from Living Room to:

First Floor Landing

Bedroom One

3.28m max x 3.20m max (10'9 max x 10'6 max)

Two recessed wardrobes either side of alcove with shelves and hanging space. Radiator. Double glazed window. Inset ceiling spotlighting.

Bedroom Two

2.82m x 1.98m (9'3 x 6'6)

Radiator. Double glazed window. Inset ceiling spotlighting.

Bathroom/wc

Corner bath with mixer tap. Wall mounted shower controls. Close coupled wc. Vanity unit with wash hand basin and mixer tap. Mirrored medicine cabinet. Inset ceiling spotlighting. Tiled floor. Extractor fan. Double glazed window. Ladder style towel radiator. Tiled walls.

Spiral staircase from first floor landing to:

Loft Room

3.35m x 2.74m (11'0 x 9'0)

Double glazed velux window overlooking fields. Inset ceiling spotlighting. Storage cupboard with hanging space. Radiator. Access to eave storage.

OUTSIDE

Rear Courtyard

Stone wall. Superb views overlooking fields, greenery and horse yard. Space for outdoor table and chairs.

Garden

Patio area providing space for outdoor furniture. Traditional water well with slate roof over. The well is an eye-catching feature and adds to the character and charm of the property. Enclosed 6ft fence surround. Gate to front. Water tap.

Hobbies Room

4.42m x 1.98m (14'6 x 6'6)

Tiled floor. Double aspect. Power and light. Wooden stable door.

Off Road Parking

Standing for 1 vehicle.

Council Tax Band

Council tax band: Band B

Draft version: 1

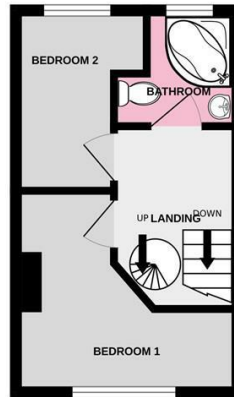
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



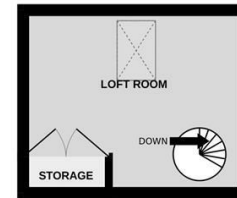
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

