



2



2



2



Description

We are delighted to offer this Beautifully presented Grade II listed Thatched cottage reputed to be 300 years old. It has a wealth of features, stunning gardens and must be viewed to be appreciated. It is situated in a wonderful central position with lots of local shops, amenities, bus and train routes being close by. The Beach is only just over a mile away and the Award winning Green Flag Hotham Park is 0.7 miles away, so there is amazing variety of entertainment, restaurants and lots of interesting things to suit lots of needs. The property has a rear lobby with wet room and access to living room, dining room and kitchen with the old front door onto Bersted Street. On the first floor there is a vaulted landing, two lovely bedrooms and a luxury bathroom suite. Outside are wonderful landscaped gardens with summer house, workshop and car port with driveway. Internal viewing of this property is essential for the property, location and charm to be fully appreciated

Key Features

- Character Residence
- 300 years old
- Two Bedrooms
- Council Tax band - D
- Two Bath/shower rooms
- Grade II Listed
- Wealth of Features
- Two Reception Rooms
- Freehold
- Viewing Essential



robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co



Rear Lobby Entrance

Rear door, window, tiled floor

Ground Floor Wet Room

Shower area, tiled floor and walls, low level w.c, wash hand basin, two obscured windows, heated towel rail

Living Room

6.03 x 4.55 (19'9" x 14'11")

Windows, fireplace, stairs to first floor

Dining Room

3.87 x 3.84 (12'8" x 12'7")

Front Door from Bersted Street, radiator, windows

Kitchen

5.1 x 2 (16'8" x 6'6")

Measurements to include the fitted units and comprising of single bowl single drainer sink unit with mixer tap, units and drawers under and over work top surfaces, built in dishwasher, and washing machine, central heating boiler, range cooker, extractor unit and built in fridge & freezer

Part Vaulted Landing

Vaulted

Bedroom One

4.55 x 3.82 (14'11" x 12'6")

Radiator, double glazed window, wardrobes into eaves space

Bedroom Two

4 x 3.61 (13'1" x 11'10")

Window, radiator, wardrobes into eaves space and tall cupboard

Bathroom/ w.c

Roll top bath, low level w.c, wash hand basin, window, radiator, part tiled walls

Rear Garden

Being a Beautiful feature of the property and having areas of lawn, mature flower and shrub borders patio, picket fencing, large storage shed and smaller storage shed. There is also a summer house which is nicely screened towards the rear of the garden with its own patio area in front, there is and a side access pathway

Car Port

providing off road parking and accessed from Bookers Close via secured gates

Agents Note

The thatched roof was replaced in December 2025



Floor Plan Bersted Street



Total area: approx. 111.8 sq. metres (1203.5 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.

robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co