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D



Description

Robert Luff & Co are excited to present this historic flint cottage, believed to have originally been a farm workers cottage, enviably located looking over open fields in picturesque Sompting Village. Amenities are available close by, including Sainsbury's supermarket (half a mile), bus services and the A27. The bijou accommodation comprises: Living room with inglenook fireplace and wood burning stove, kitchen/breakfast room with range cooker, first floor landing, two bedrooms, modern bathroom and a useful boarded out loft space with power, light & Velux window. Outside, there is an attractive garden with large timber shed, a further patio garden with stunning aspect over fields and ample parking. Viewing Essential!



Key Features

- Flint Cottage
- Inglenook Fireplace With Wood Burning Stove
- Boarded Loft Space With Velux Window
- Attractive Gardens
- EPC: D
- Beautiful Aspect Overlooking Fields
- Two Bedrooms
- Majority Double Glazed & Gas Central Heating
- Parking
- Council Tax Band: B



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Approach

Burry Cottages is a row of cottages located off of West Street in Sompting Village. On approaching the property, you enter via a timber outbuilding, through the back garden to the front door.

Entrance Porch

Inner door to:

Living Room

3.38m x 3.30m (11'1" x 10'10")

Double glazed window, further single glazed window, wall lights, inglenook fireplace with wood burning stove.

Kitchen

3.28m x 2.51m (10'9" x 8'3")

Double glazed window & back door. Range of fitted wall & base level units, range cooker, worksurfaces, one and a half bowl sink unit with mixer tap, space for fridge, space & plumbing for washing machine, full size larder with stone shelves.

First Floor Landing

Loft access.

Bedroom

2.51m widening to 3.30m max x 3.20m (8'3" widening to 10'10" max x 10'6")

Double glazed window.

Bedroom

2.90m x 2.03m (9'6" x 6'8")

Double glazed window overlooking fields, radiator.

Bathroom

Double glazed window. Fitted white suite comprising: P-shaped bath with mixer tap & rainfall shower over, pedestal wash hand basin, close coupled WC, part tiled walls, radiator.

Boarded Loft Space

Power, light, Velux window.

Outside

Garden

Laid to lawn, pathway, flower beds. Large timber shed.

Patio

Patio, flint wall & fence, beautiful outlook over fields.

Parking



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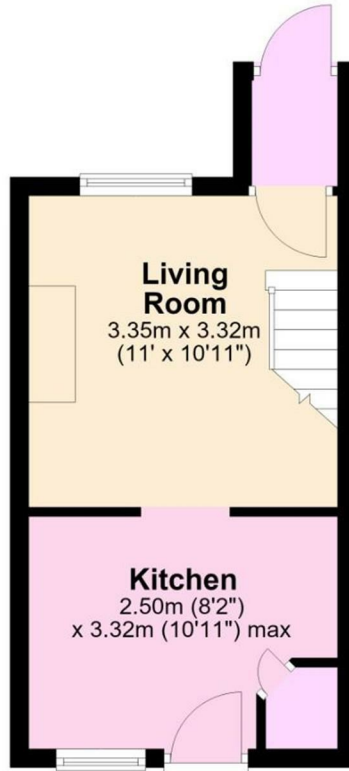
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Floor Plan West Street

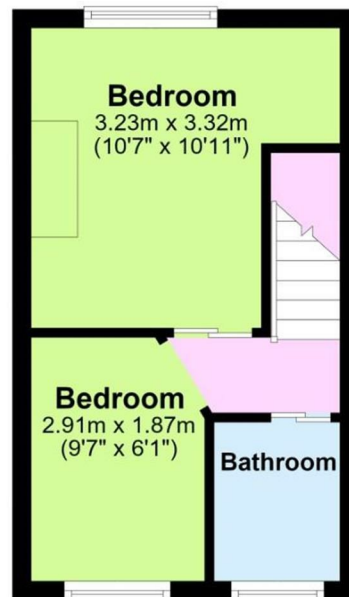
Ground Floor

Approx. 20.9 sq. metres (224.7 sq. feet)



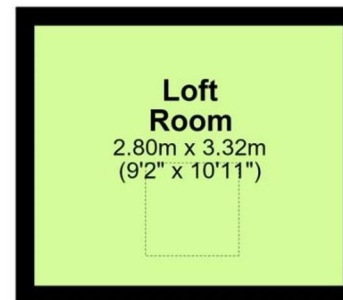
First Floor

Approx. 19.7 sq. metres (212.4 sq. feet)

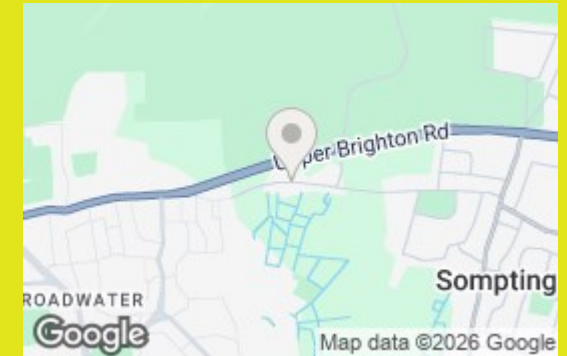


Second Floor

Approx. 9.3 sq. metres (99.9 sq. feet)



Total area: approx. 49.9 sq. metres (537.0 sq. feet)



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