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Description

GUIDE PRICE £325,000 - £350,000 Robert Luff & Co are excited to present this characterful & well maintained end of terrace cottage, enviably located in a small private road just yards from Lancing beach. The generous accommodation features: Living room, separate dining room, utility room & WC, kitchen, first floor landing, two double bedrooms and modern shower room. Outside, there is an impressive, low maintenance rear garden, garage and parking. VIEWING ESSENTIAL!!



Key Features

- End Of Terrace Cottage
- Ground Floor WC & Utility Room
- Modern Shower Room
- Garage & Parking
- EPC: TBC
- Two Reception Rooms
- Two Generous Bedrooms
- Good Size Garden
- Yards From Beach
- Council Tax Band: C



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Entrance Porch

Double glazed windows & front door.

Entrance Hall

Lounge

4.09m x 4.19m (13'5" x 13'9")

Double glazed window to front, feature fireplace surround, understairs cupboard, radiator.

Dining Room

5.08m x 2.49m (16'8" x 8'2")

Double glazed window to side, coving, radiator.

Utility Room/WC

1.73m x 1.55m (5'8" x 5'1")

Double glazed window to rear. Wall & base level units, worksurface incorporating stainless steel sink unit with mixer tap, close coupled WC.

Kitchen

3.00m x 2.39m (9'10" x 7'10")

Double glazed window to rear, coving. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, fitted electric oven, gas hob & extractor hood.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One

5.08m x 2.82m (16'8" x 9'3")

Double glazed windows to front, storage cupboard over stairs, radiator.

Bedroom Two

3.86m x 2.95m (12'8" x 9'8")

Double glazed window to rear, cupboard housing combination boiler, radiator.

Shower Room

Double glazed window to rear, part tiled walls. Contemporary suite comprising walk in shower enclosure, close coupled WC, wash hand basin, radiator.

Outside

Rear Garden

Low maintenance, fence enclosed with attractive flower beds. Rear access via gate.

Garage

4.88m x 3.10m (16' x 10'2")

Power, light, up & over door, personnel door to side.

Parking

To front of property.



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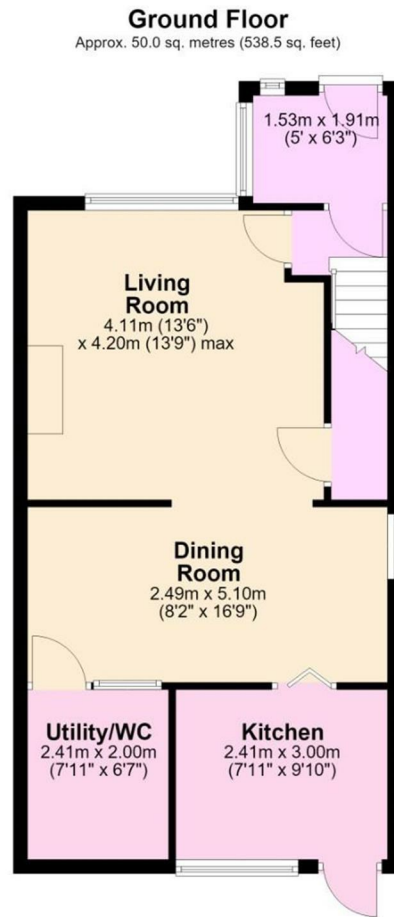
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Floor Plan Bessborough Terrace



Total area: approx. 84.9 sq. metres (913.6 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 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.

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