Robert Luff & Co

The Street, Lancing

Freehold - Offers In Excess Of £350,000

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Description

Robert Luff & Co are excited to offer this piece of Lancing's history! A beautifully presented end of terrace cottage, believed to originally have been a market garden cottage, once occupied by the games keeper, forming part of Lancing Manor and it's estate. The property, which has been sympathetically refurbished by the current owner, comprises: Entrance hall, South facing living room, fitted kitchen, first floor landing, principal bedroom with distant sea views, further bedroom and family bathroom. Outside, there is an impressive C. 90ft rear garden with outbuilding and WC. Located opposite the Manor Park, Lancing village centre & mainline station are within a one mile radius and well regarded schools are close by. Viewing essential - NO ONWARD CHAIN!!

Key Features

- Historic End Of Terrace Cottage
- Two Bedrooms
- Modern Fitted Kitchen & Bathroom
- Popular North Lancing Location
- EPC: D
- Refurbished To An Exacting Standard
- South Facing Living Room
- Gas Central Heating
- Approx. 90ft Rear Garden
- Council Tax Band: C

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Entrance Hall
Timber front door, understairs cupboard, wood effect flooring, double glazed window to rear, timber door to garden.

Living Room
4.01m x 3.86m (13'2" x 12'8")
Double glazed window to front, wood effect flooring, feature fireplace, radiator.

Kitchen
3.73m x 2.49m (12'3" x 8'2")
Double glazed window to rear. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, electric oven, hob and hood, downlighters, radiator.

First Floor Landing
Double glazed window to rear, cupboard housing combination boiler.

Bedroom One
4.14m max x 3.89m (13'7" max x 12'9")
Double glazed windows to front with distant sea views, wall lights, feature fireplace, two radiators.

Bedroom Two
2.51m x 2.34m (8'3" x 7'8")
Double glazed windows to rear overlooking garden, radiator.

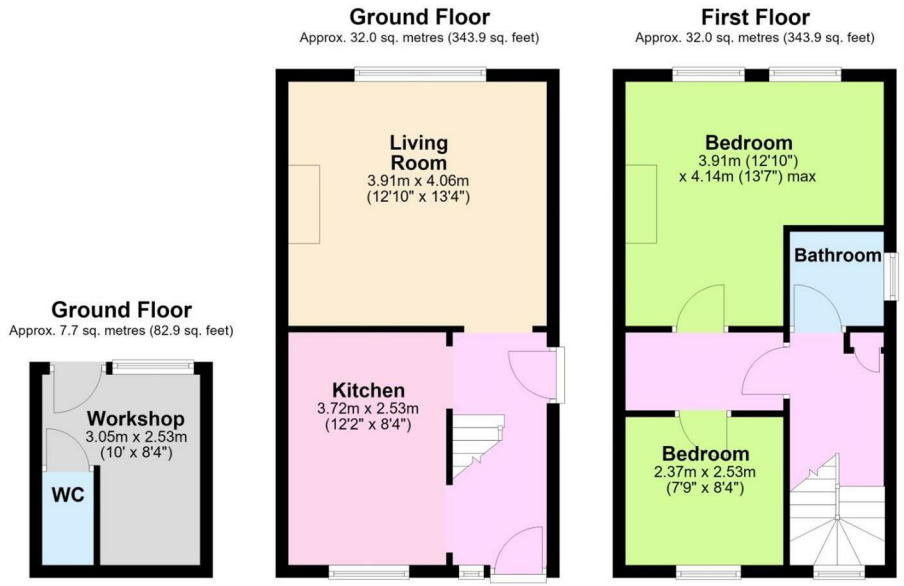
Bathroom
Double glazed window to side. Fitted white suite comprising: Panel enclosed bath with mixer tap and electric shower over, wash hand basin, close coupled WC, part tiled walls, downlighters, heated towel rail.

Outside

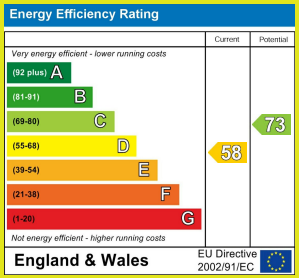
Rear Garden
approx 27.43m (approx 90')
Patio, lawn, wall enclosed, side access.

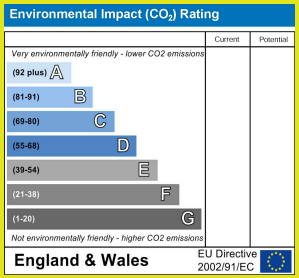
Outbuilding
3.05m max x 2.51m (10' max x 8'3")
Double glazed window to front, door to WC - high flush cistern.

Floor Plan The Street



Total area: approx. 71.6 sq. metres (770.8 sq. feet)





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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