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Description

Robert Luff & Co are delighted to welcome to the market this period property located just a moments walk from Lancing Beach. Internally the property boasts two double bedrooms, family bathroom, boarded loft room, lounge with log burner, kitchen/dining room & conservatory internally whilst outside offers a well maintained garden with rear access, a garage and residents parking to the front. Located just off of the A259 this property presents easy access to local transport links including the 700 bus route which runs between Brighton & Arundel, Lancing Village centre with its array of local shops, cafes, bars and mainline train station. Leisure facilities such as Brooklands Nature Reserve and Lancing Beach Green can also be found close by whilst Worthing Town Centre is just over a mile to the west. This property also benefits from being sold with no ongoing chain.

Key Features

- Stones Throw From Lancing Beach
- Garage & Residence Parking
- Modern Fitted Kitchen
- Extended 1900's Built Cottage
- Well Maintained Rear Garden
- Two Double Bedrooms & Loft Room
- Conservatory/Extension To Rear
- No Ongoing Chain
- Log Burner In Lounge
- Family Bathroom & Ground Floor Shower Room



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Robert
Luff & Co



Entrance Porch

Double glazed window & front door.

Lounge

4.27m x 4.06m (14' x 13'4")

Double glazed window to front, coving, downlighters, understairs cupboard, cupboard housing consumer unit, woodburning stove, laminate flooring, column radiator.

Kitchen/Diner

5.05m x 2.54m (16'7" x 8'4")

Windows & door.

Conservatory

Double glazed windows and patio doors, upright column radiator

Shower Room

Double glazed window to rear, fitted suite comprising, high level flush w/c, shower enclosure, wash hand basin with mixer tap

First Floor

Landing

Storage cupboard,

Bedroom One

5.08m x 2.79m (16'8 x 9'2)

Double glazed window to front with sea views, up right column radiator, laminate flooring, stairs rising to boarded out loft space housing boiler and safe

Bedroom Two

3.86m x 2.92m (max) (12'8 x 9'7 (max))

Double glazed window to rear, column radiator, built in wardrobes

Bathroom

Corner bath with mixer tap and shower attachment, pedestal wash hand basin, low level flush w/c, ladder radiator, fully tiled walls, double glazed window to rear

Outside

Rear Garden

Patio, lawn, flower bed, ornamental fish pond, various plants shrubs and trees, fence enclosed rear access via gate

Garage

5.18m x 3.96m (17 x 13)

Power and light, double doors, double glazed window door, personal door



Floor Plan Bessborough Terrace



Total area: approx. 100.0 sq. metres (1076.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
 (82 plus) A (61-81) B (49-60) C (35-48) D (23-34) E (13-22) F (1-12) G	100+ 70
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
 (82 plus) A (61-81) B (49-60) C (35-48) D (23-34) E (13-22) F (1-12) G	
Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	EU Directive 2002/91/EC

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