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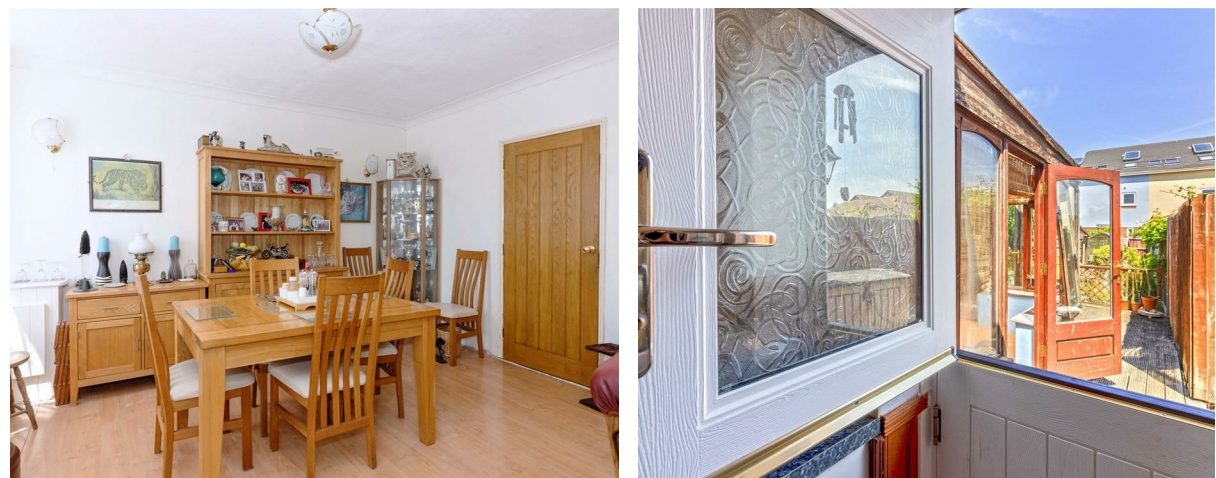
Description

Robert Luff & Co are delighted to present this spacious and well presented, DOUBLE FRONTED VICTORIAN COTTAGE, ideally located just a short walk from Lancing village centre, mainline railway station, popular schools and the beach. The generous accommodation features: Lounge/dining room, fitted kitchen, ground floor cloakroom, first floor landing, two double bedrooms and shower room. Outside, there is a GOOD SIZE, attractive REAR GARDEN. VIEWING ESSENTIAL!!



Key Features

- Double Fronted Victorian Cottage
- Fitted Kitchen
- Two Double Bedrooms
- Attractive Rear Garden
- EPC: D
- Lounge/Dining Room
- Ground Floor WC
- Shower Room
- Close To Village & Beach
- Council Tax Band: C



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Front Entrance Door with Double Glazed Window Into

Lounge/Diner
6.96m x 4.22m narrowing to 3.89m (22'10 x 13'10 narrowing to 12'9)

Double glazed window to front aspect, laminated flooring, two radiators, cupboard housing fuse box, feature gas fire and wall ights.

Kitchen
5.41m x 2.44m (17'9 x 8'0)

Double glazed windows to rear aspect, range of fitted high gloss wall and base units with work surface incorporating a stainless steel sink unit with mixer tap, waste disposal and drainer, space and plumbing for appliances including dishwasher, hob and oven with extractor hood over.

Cloakroom
Fully tiled, low level flush WC and double glazed window to rear aspect.

Landing
Double glazed window to rear aspect.

Bedroom One
4.19m x 3.05m (13'9 x 10'0)
Laminated floor, double glazed window to front aspect, radiator and coved ceiling.

Bedroom Two
3.78m x 2.64m (12'5 x 8'8)
Double glazed window to front aspect, radiator.

Bathroom
Walk in shower enclosure, low level flush WC, wash hand basin with drawers under, part tiled walls, extractor fan, double glazed window to rear aspect and cupboard housing Baxi boiler.

Outside

Rear Garden
Patio area coming off the rear of the property, lawn area with decorative plants and shrubs, fruit trees, grape vine, timber shed and side access.

Sun Room
3.43m x 2.44m (11'3 x 8'0)
Double glazed windows and doors.



Floor Plan Freshbrook Road



Total area: approx. 92.4 sq. metres (994.6 sq. feet)

Energy Efficiency Rating	
Current	Potential
Vary 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 <small>Not energy efficient - higher running costs</small>	85 66
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
Vary environmentally friendly - lower CO ₂ emissions (82 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

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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