



£1,500

## 5 Nepcote Lane, Worthing

- Recently Converted Flint Cottage
- Two Bedrooms
- Sought After Quiet Findon Village Location
- Two En-Suites
- Dressing Room to Bedroom Two
- EPC Rating - C
- Lounge / Dining Room
- Stunning Modern Kitchen
- Ground Floor Cloak Room / W.C
- Allocated Parking Space

**\*\* OPEN DAY 28th OF MARCH \*\*** Robert Luff & Co are delighted to offer to market this beautifully presented end of terrace cottage ideally situated in this secluded Findon Village location close to local shops, schools, public houses, country walks and with stunning views across the South Downs. Accommodation offers entrance hall, lounge / dining room, modern kitchen and ground floor W.C. Upstairs are two bedrooms both benefiting from en-suites and bedroom two offering a dressing area / walk-in wardrobe. Other benefits include an allocated parking space, double glazing and gas fired central heating. Available end of April.

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## Accommodation

### Entrance Hall

Engineered Oak flooring, large storage cupboard, radiator, stairs to first floor.

### Ground Floor Cloakroom

Fitted with low level flush W.C, wash hand basin with cupboard below, engineered Oak flooring, radiator.

### Lounge / Diner 15'5 x 10'5 (4.70m x 3.18m)

Double glazed window with Westerly aspect and fitted shutter blinds, engineered Oak flooring, wall mounted TV point, radiator.

### Fitted Kitchen 10'2 x 9'0 (3.10m x 2.74m)

Matching range of wall and base units, one and a half bowl sink unit with mixer tap and drainer inset to work surfaces, integrated appliances including dishwasher, fridge / freezer, double oven, hob and extractor fan, space and plumbing for washing machine, engineered Oak flooring with underfloor heating, Westerly facing double glazed window with fitted shutter blinds, under-unit lighting.

### First Floor Landing

Radiator, skylight, door to:

### Bedroom One 15'10 x 14'3 (4.83m x 4.34m )

Two Westerly facing double glazed windows with fitted shutter blinds and fitted black out blinds in-between, two radiators, door to:

### En-Suite Bathroom

Modern white suite comprising panel enclosed bath with fitted mixer tap and shower attachment, wash hand basin with mixer tap and double storage cupboard below, low level flush W.C, chrome heated towel rail, part tiled walls, skylight, downlighters and extractor fan.

### Bedroom Two 15'7 x 9'10 (4.75m x 3.00m)

Westerly facing double glazed window with fitted shutter blinds and fitted black out blinds in-between, radiator, door to walk-in wardrobe / dressing room, door into:

### En-Suite Shower Room

Walk-in double shower with glass shower screen, hand held and overhead showers, sink with mixer tap and storage cupboard below, low level flush W.C, chrome heated towel rail, downlighters, extractor fan.

### Outside

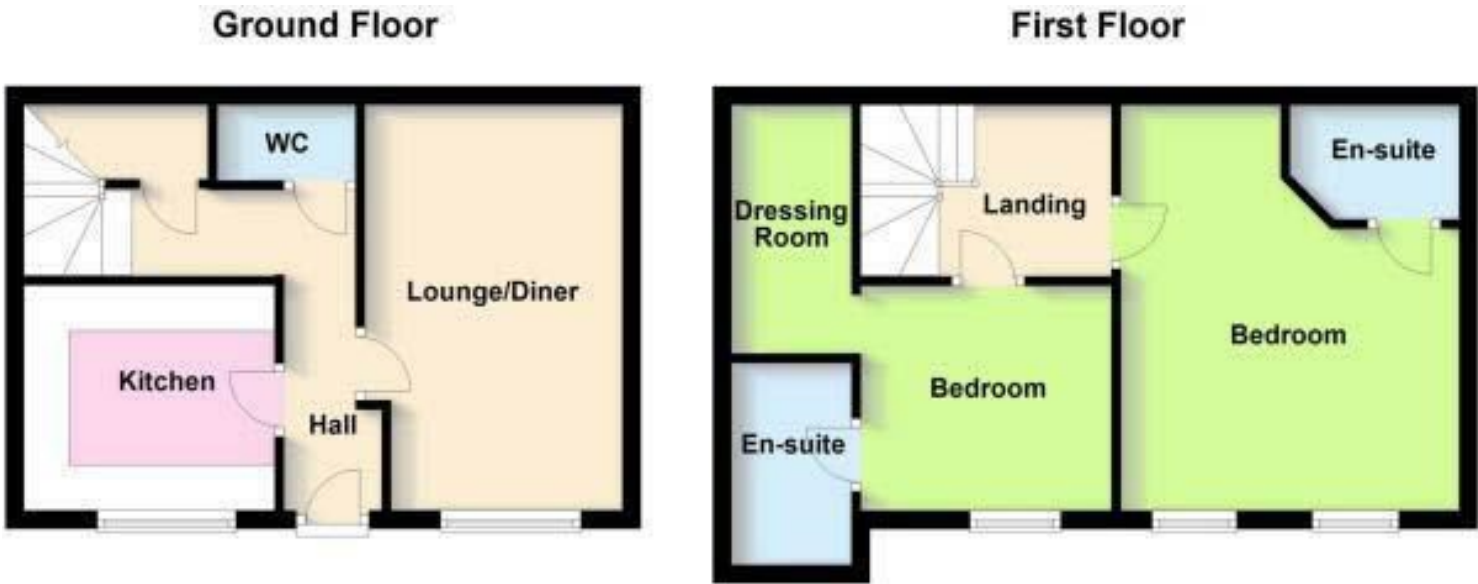
The property benefits from an allocated parking space and a communal bike store to the rear.





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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.