



## Alma Street, Lancing



Per Calendar Month  
£1,200 Per

- Detached Cottage
- Two Double Bedrooms
- Close To Seafront
- Off Road Parking
- EPC Energy Rating E (53)

This contemporary detached cottage comprises of two double bedrooms and ground floor bathroom. Outside the property benefits from an enclosed garden laid to lawn, shingle and patio with off road parking for one car. Situated in close proximity to Lancing seafront, restaurants and shops at South Street. This property is available now.

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## Accommodation

### ENTRANCE

Wooden glazed door.

### Lounge 8.9 x 11.9 (2.44m.2.74m x 3.35m.2.74m)

Strip wooden flooring, TV point, dual aspect, double glazed windows to front and side aspect, radiator, feature fire place surround.

### Dining Area 10.11 x 8.11 (3.05m.3.35m x 2.44m.3.35m)

Feature fireplace surround, radiator, shelved alcove, strip wooden flooring, door providing access to cellar.

### Cellar

Lighting, double glazed window.

### Kitchen Area 10.5 x 15.5 (3.05m.1.52m x 4.57m.1.52m)

Range of matching white contemporary wall and base units, butler style sink inset into work surface with mixer tap, five ring gas range oven, extractor over, integrated dishwasher, integrated fridge, cupboard housing stacked washing machine and dryer, partially tiled walls, tiled floor, wall lighting, glazed wooden door providing access to garden.

### Ground Floor Bathroom

White suite comprising tile enclosed bath with mixer tap and shower attachment with shower screen, bowl shaped vanity wash hand basin with mixer tap and storage underneath, low level flush WC, heated towel rail, storage cupboard with shelving, partially tiled wall and tiled flooring, two frosted double glazed windows.

### First Floor Landing

Double glazed window and loft hatch.

### Bedroom 1 9.1 x 11.11 (2.74m.0.30m x 3.35m.3.35m)

Strip wooden flooring, over stairs storage cupboard with hanging, double glazed window.

### Bedroom 2 11.11 x 9.2 (3.35m.3.35m x 2.74m.0.61m)

Dual aspect with double glazed window to front and side garden, strip wooden flooring, radiator.

### Outside

### Garden

Partially laid to lawn, partially laid to shingle, partially laid to patio, range of mature trees and shrubs.

### Off Road Parking

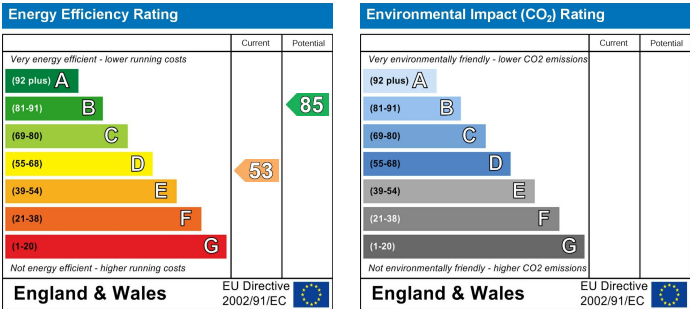
Off road parking laid to shingle.



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