



Per Month  
£1,195 Per Month

## Alma Street, Lancing

- End of Terrace Character Cottage
- Refurbished Throughout
- End of Chain
- Yards from the Beach
- Available Now
- Two Double Bedrooms
- Close to local shops
- South Facing Garden
- Walking Distance to Village Centre & Mainline Station
- EPC Rating: D

Robert Luff & Co proudly presents an exceptional opportunity to rent a recently refurbished 2-bedroom Victorian Cottage. Nestled just a stone's throw away from Lancing Beach, this charming property embodies the allure of a bygone era while offering modern comforts. Situated in an area undergoing continuous enhancements, this residence provides convenient access to all facets of Lancing Village—beachside tranquility, local shops, and the nearby station.

The blend of Victorian character and proximity to amenities makes it an enticing prospect for a comfortable and well-connected lifestyle. If you seek more detailed information or have specific inquiries about this property, feel free to ask!

Available early May

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Living Room 11'8" x 11'8" (3.56m x 3.56m)

Double glazed sash window to front aspect.

### Kitchen 9'5" x 7'1" (2.87m x 2.16m)

Double glazed window to rear aspect, understairs cupboard, wall mounted combi boiler, radiator, matching range of wall and base units with fitted work surface incorporating a stainless steel sink unit with mixer tap and drainer, space and plumbing for appliances, electric oven and hob with extractor hood over, downlights, wood effect flooring, radiator, double glazed door to rear and tiled splash backs.

### First Floor Landing

Double glazed window to rear aspect.

### Bedroom One 11'10" x 11'7" (3.61m x 3.53m)

Double glazed sash window to front aspect, radiator.

### Bathroom

Double glazed window to rear aspect, panel enclosed bath with mixer tap and shower attachment, wash hand basin, low level flush WC, part tiled walls, radiator, downlights and extractor fan.

### Top Floor

### Bedroom Two 10'2" x 9'7" (3.10m x 2.92m)

Double glazed window to front aspect, radiator and downlights.

### Dressing Room/Storage Room 7'6" x 7'6" into the eaves (2.29m x 2.29m into the eaves)

Double glazed window to rear aspect, radiator and downlights.

### South Facing Rear Garden

Laid to crazy paving for ease of maintenance, flower bed, wall enclosed.

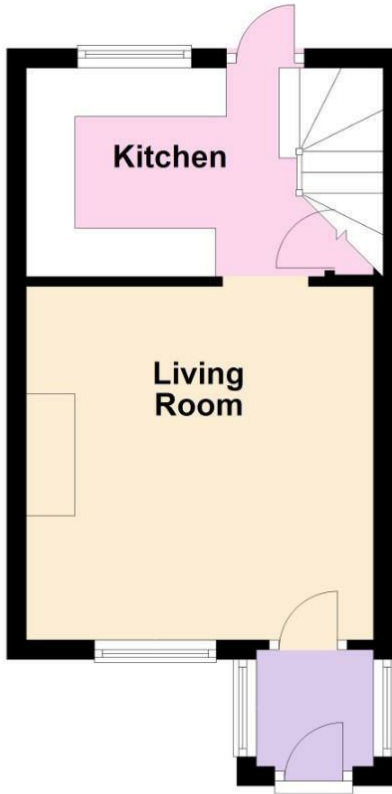


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

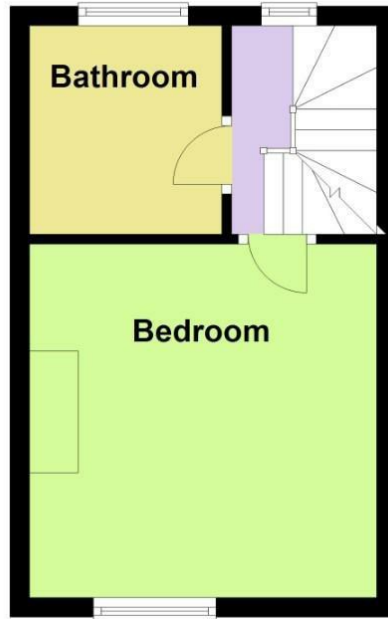
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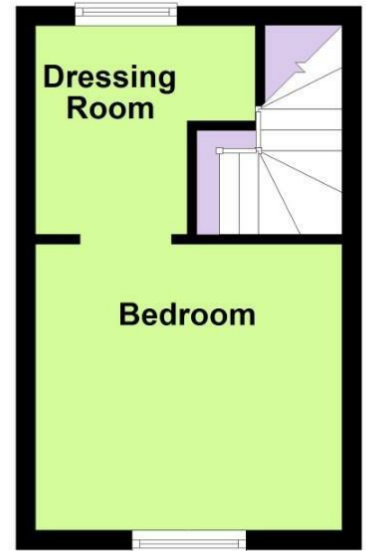
**Ground Floor**



**First Floor**



**Second Floor**



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		59	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			90
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.