



Coombes Road, Lancing, West Sussex, BN15 0RJ

Offers In Excess Of £585,000

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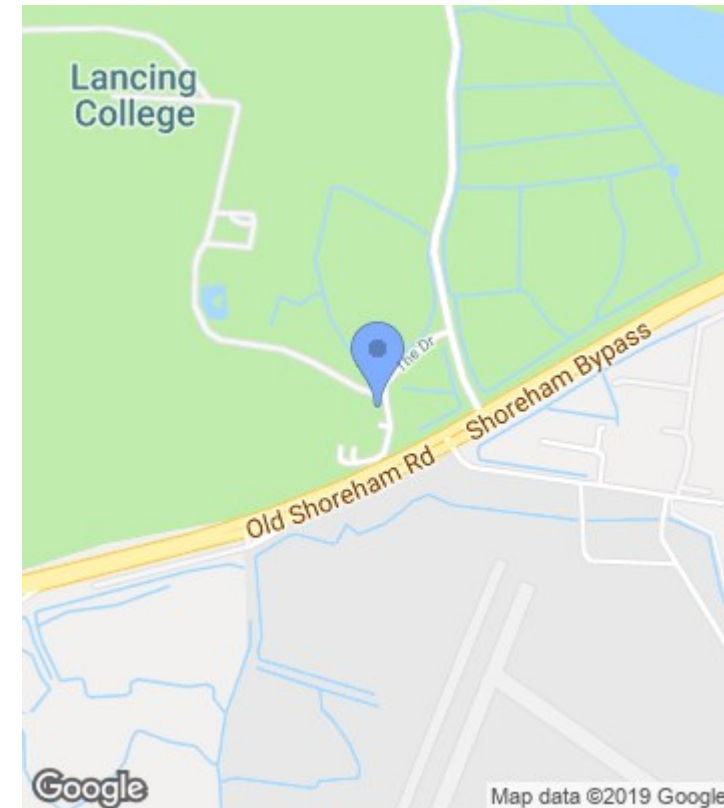
Offers In Excess Of £585,000

- Beautiful Cottage
- Separate Lounge
- New Roof
- Historic Cottage (500+ years)
- Salubrious Location
- Four Double Bedrooms
- Large Kitchen/Dining Room
- Loft Converted
- Beautifully Presented Throughout
- Close to Brighton & Hove

Description

A beautifully presented, well maintained four double bedroom cottage, dating back over 500 years. It really does have the wow factor! This spacious accommodation boasts a large kitchen / dining room, separate lounge and large bedrooms, and is arranged over three floors as a result of a recent loft conversion. The beautiful cottage has multiple bathrooms, with an ensuite to the master bedroom also. A particular benefit to the cottage is the views due to the beautiful location. Additionally, the property has a brand new roof, meaning this stunning home is ready for the new owners to move straight in.

The private south facing garden won't disappoint and will be the perfect place to enjoy the coming summer months.

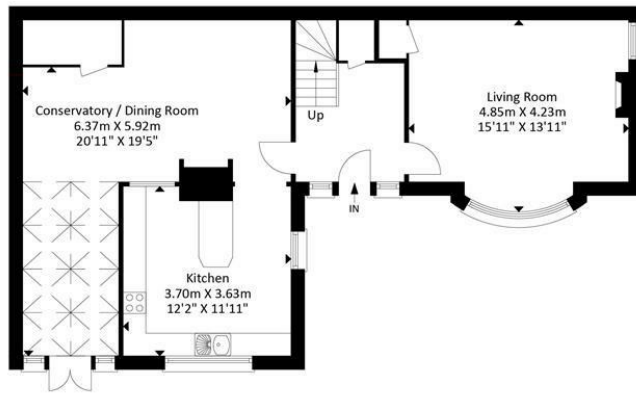


Area

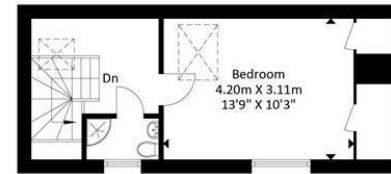
Situated in a beautiful location, within easy reach of Shoreham and Brighton & Hove - whichever you fancy!



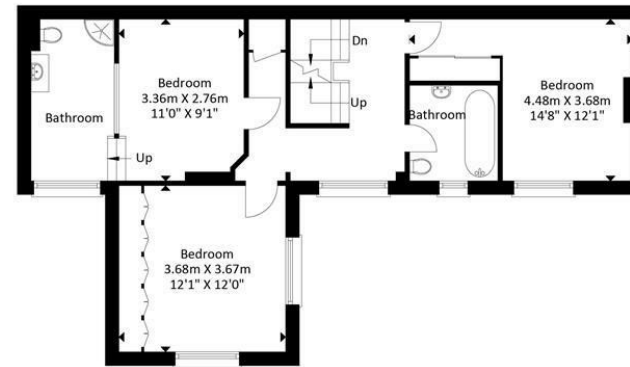
The Old Farm Cottage, Lancing



Ground Floor
Approximate Floor Area
711.49 sq ft
(66.10 sq m)



Second Floor
Approximate Floor Area
266.94 sq ft
(24.80 sq m)



First Floor
Approximate Floor Area
658.75 sq ft
(61.20 sq m)

Approximate Gross Internal Area = 152.10 sq m / 1637.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These floor plans are intended as a guide only. Dimensions are approximate and not to scale. Whilst we have taken every care with the preparation of these details, they do not form any part of an offer or contract and are for guidance only. We have not tested any apparatus, equipment, fittings or services and cannot verify they are in working order.



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