



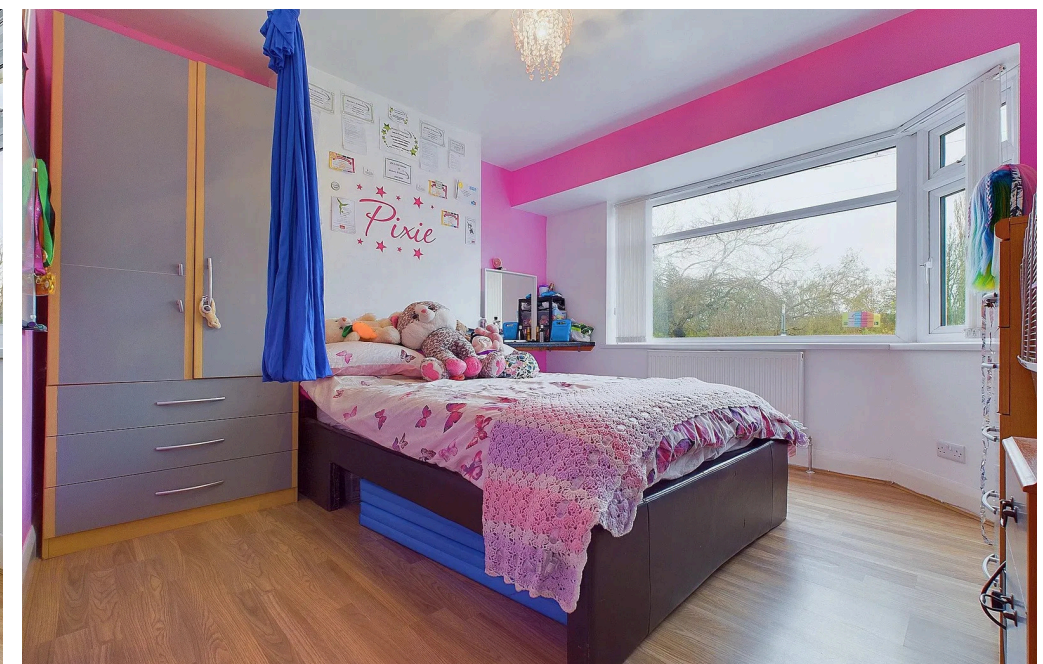
Western Road, Sompting, Lancing, BN15 8RX

Offers Over £400,000





A well presented three bedroom semi-detached bungalow with modern kitchen and bathroom, lounge and sun rooms. Benefitting from private driveway, tandem garage and generous size rear garden.



Key Features

- Semi Detached Bungalow
- Three Bedrooms
- Lounge
- Modern Kitchen
- Two Sun Rooms
- Modern Bathroom
- Off Road Parking
- Tandem Garage
- Generous Rear Garden
- Close To Beach



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Entry via a porch with door opening into the entrance hall, with doors leading to all rooms, loft access and airing cupboard housing the boiler. The lounge is to the rear of the property and provides access into a one of the sun rooms that opens onto the rear garden. The modern kitchen has a range of matching wall and base units, fitted worksurfaces and breakfast bar, 1 1/2 bowl sink and drainer with mixer tap, ceramic hob with extractor fan above, eye level double oven and grill, space and plumbing for washing machine, slimline dishwasher and fridge freezer. From the kitchen is a further sun room with doors to the driveway and rear garden. There are three bedrooms serving the property two doubles and a single, and a family bathroom with panel enclosed bath with mains shower over, pedestal hand wash basin and button flush W.C.

EXTERNAL

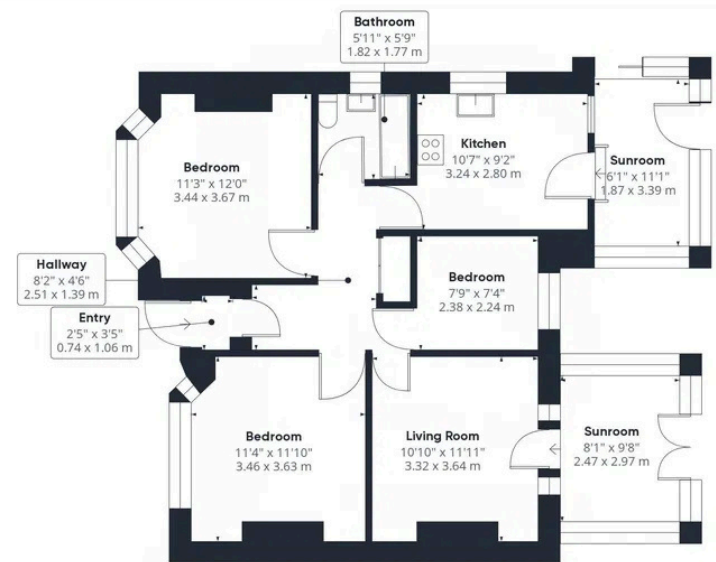
The front garden is lawned with pathway to the front door and private driveway providing ample off road parking leading to the tandem garage that has electric door, power and light and personal side door opening to the rear garden.

The rear garden is mainly laid to lawn with patio area providing area for garden furniture, steps lead to the raised portion of the garden which is laid to lawn and a raised decked seating area.

SITUATED

The property is conveniently situated with Brooklands Nature Reserve across the road, the beach is at the end of the road just over quarter of a mile away, Lancing Beach Green with the popular Perch Café is near just over half a mile away with local amenities on South Street. Lancing station is approximately one mile away and bust stops can be found on Western and Brighton Road.





Floor 0 Building 1



Floor 0 Building 2



Approximate total area[®]
1075.1 ft²
99.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.