



Western Road North, Sompting, Lancing, BN15 9UX

Offers Over £400,000





A beautiful example of a two bedroom detached bungalow situated in this convenient location on the local bus route and close to shops. Being offered to the market chain free, this corner plot detached bungalow offers plenty of off road parking, wrap around garden and being very well presented throughout.



Key Features

- Detached Bungalow
- Two Double Bedrooms
- Generous Family Bathroom
- Off Road Parking
- Wrap Around Gardens
- Chain Free
- Dual Aspect Rooms
- On Local Bus Route
- Close To Shops
- New Boiler - 1 Year Old



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The property is approached into the storm porch with space for shoes, with a door into the T shaped hallway with doors to all rooms and a storage cupboard suitable for hanging space and extra storage. The sitting room benefits a dual aspect, of east and southerly aspect and has a feature living flame gas fireplace. The kitchen provides a range of eye and base level units, with a door out into the garden and window overlooking the same. Providing space for appliances and has a built in fridge freezer, oven, hob and extractor over, also an integrated dishwasher and washing machine. Both of the bedrooms are double in size and provide ample space for wardrobes. The family bathroom is a generous size, comprising white suite, panel enclosed bath, pedestal wash hand basin, wc and a separate walk in shower cubicle with sliding doors.

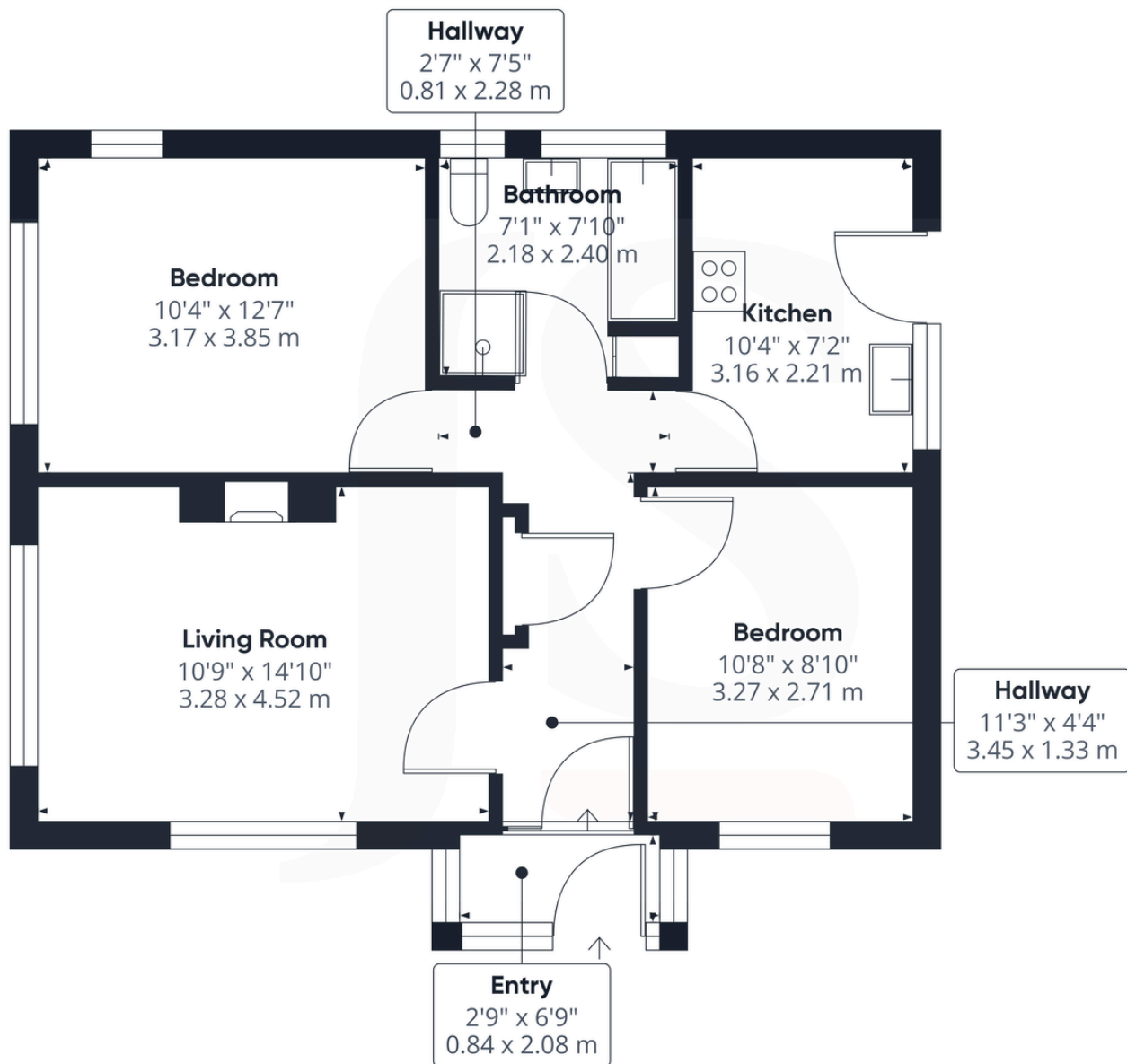
EXTERNAL

The front is laid to block paving with off road parking for several vehicles. The property has wrap around gardens to the East, South, West and North. With a patio area suitable for table and chairs and the rear garden being laid to lawn with a side access, with shed and gate.

SITUATED

On Western Road North, in the popular area of Sompting Village. Local shops can be found nearby on Test Road, Cokeham Road and Bowness Avenue. Lancing High Street is approximately 1 mile from the property and has a range of shops. Brooklands is located approximately 0.9 miles away and continuing down this road you will find yourself on Lancing beach. Local nurseries and schools can be found nearby The Ball Tree doctors surgery is located approximately 440 ft up the road. Your nearest train station is Lancing and is approximately 1.1 miles away. Your local bus route can be found nearby on Western Road.





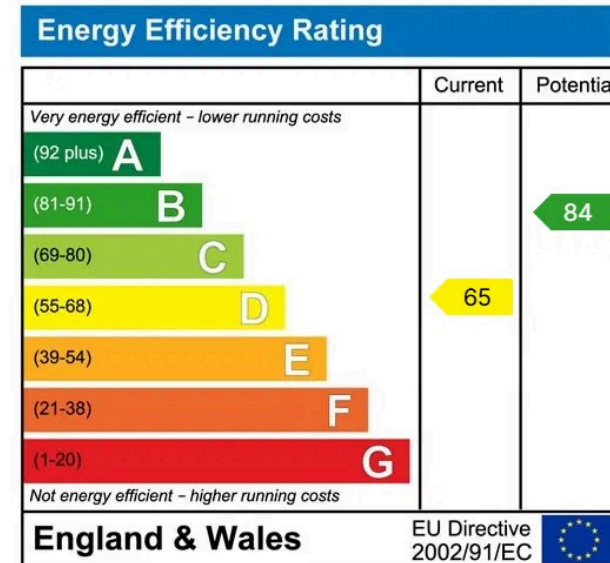
Approximate total area⁽¹⁾
611.93 ft²
56.85 m²

(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



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.