



Abbey Road, Sompting, Lancing BN15 0AB

Offers Over £350,000





An exciting opportunity to purchase this two bedroom semi detached bungalow in the ever sought after location of Abbey Road being offered to the market chain free. Benefitting a generous sitting room, westerly aspect garden and garage.



Key Features

- Semi Detached Bungalow
- Two Bedrooms
- Westerly Aspect Garden
- Garage
- Opportunity To Extend (STNPC)
- Off Road Parking
- Generous Proportions
- Chain Free



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Entry into this generously proportioned one level bungalow leads you into an L shaped hallway with doors to all rooms. To the rear of the home is the full length sitting room benefitting a feature fireplace, feature wall and laminate flooring, with windows and doors out into the conservatory. The conservatory is 18ft9 and opens out and looks over the westerly aspect rear garden. The kitchen benefits a range of eye and base level units with a southerly aspect window and space and plumbing for appliances to include oven, undercounter fridge freezer and washing machine.

To the front of the bungalow are the two good sized bedrooms, one of which benefits fitted wardrobes. These are both serviced by the bathroom benefitting bath with shower over, pedestal wash hand basin and low level wc.

EXTERNAL

To the front of the bungalow is fence enclosed with gated entrance onto the driveway suitable for several vehicles. There is also a lawned area. The rear garden benefits a sunny westerly aspect being mainly laid to lawn with mature shrub and flower borders. There is also access to the detached garage.

SITUATED

In the popular Sompting location, within walking distance you have easy access to local amenities which offers a convenience store, a chemist and a doctors surgery. Giving you have easy bus links with bus stops on your doorstep. Lancing Train Station and the beach is within easy reach and the A259 and A27 are close by meaning easy access to Worthing, Brighton or even London.

Council Tax Band C





Property Details:

Floor area (as quoted by EPC: tbc)

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.