



Rooks Acre Cottages, West Street, Sompting, Lancing, BN15 0AX  
Offers Over **£450,000**



A well presented and charming period cottage dating back to the 1800's with three double bedrooms, two bathrooms, south facing lounge and modern kitchen breakfast room also benefitting from off road parking and garage, viewing highly recommended.



Property details:

# Key Features

- Period Character Cottage House
- Three Double Bedrooms
- Period Features
- South Facing Lounge / Dining Room
- Private Rear Garden
- Garage
- Off Road Parking
- En-suite Shower
- Family Bathroom
- Utility Area
- Modern Fitted Kitchen Breakfast Room



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

The entrance hall provides space for coats and shoes and access to the ground floor W.C and the lounge / dining room. The generous lounge / dining room has ample space for table and chairs and further furniture and the open staircase leads to the first floor, the room also benefits from a Southerly aspect with bay window to the front looking onto fields opposite. The modern kitchen breakfast room has a range of matching wall and base units with fitted worksurface, eye level double oven and grill, ceramic hob with extractor fan above, slimline dishwasher and fridge freezer, there is space for table and chairs by the double doors that opens into the rear court yard garden, the room also has a sliding door that leads to a utility area which provides space for further appliances.

On the first floor there are three double bedrooms, one of these benefiting from an en-suite that has a walk in shower and hand wash basin. There is a spacious family bathroom with panel enclosed bath with shower over, W.C, hand wash basin and base units with worktop.

## EXTERNAL

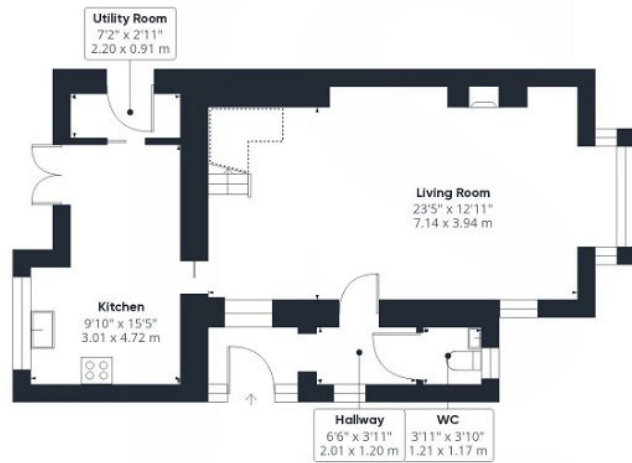
### External

To the front, the property benefits off road parking spaces for two vehicles. The rear garden is generously proportioned and mainly laid to lawn benefitting a southerly aspect. To the bottom of the garden is an outbuilding suitable for use of storage/home office/gym with power and lighting.

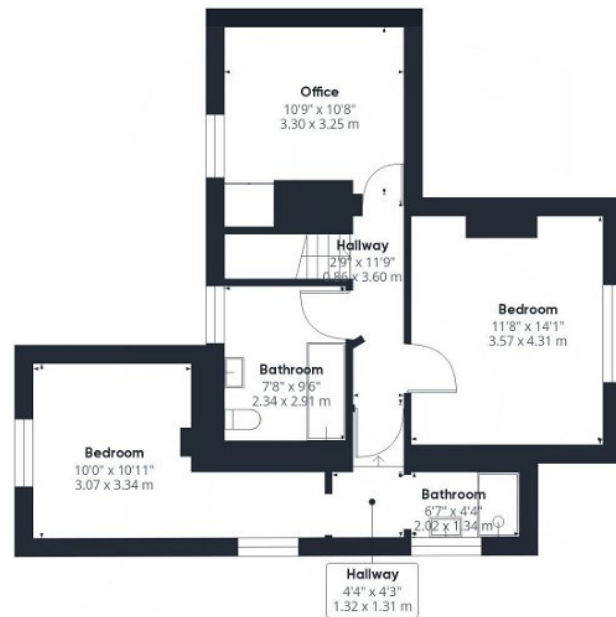
## LOCATION

West Street is situated less than 2 miles from Lancing's mainline train station and Lancing Village which also offers all types of amenities. Sompting Village is on a bus route which is a frequent service which will take you almost anywhere along the South coast. The School catchment area is Sompting Village Primary and is within walking distance. If you are travelling a bit further then the A27 is close by making commuting to Worthing, Brighton or even London a breeze.





Floor 0



Floor 1



Approximate total area<sup>01</sup>

1175.24 ft<sup>2</sup>  
109.18 m<sup>2</sup>

Reduced headroom

16.32 ft<sup>2</sup>  
1.52 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(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	

## 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.