



Test Road, Sompting, Lancing, BN15 0EL

Offers Over £375,000





A three double bedroom semi detached home with off road parking and garage, lounge and kitchen breakfast room, being sold and offered to the market with no ongoing chain, the property offers scope and opportunity to add your own stamp.



Key Features

- Semi Detached
- Three Double Bedrooms
- Generous Lounge
- Kitchen/Breakfast Room
- Opportunity To Modernise
- Ground Floor W.C
- Off Road Parking
- Garage
- Chain Free
- Close to Local Amenities

 **3 Bedrooms**

 **1 Bathroom**

 **1 Reception Room**

INTERNAL

The front door leads into the entrance hall where there is a ground floor W.C with hand wash basin, and stairs to the first floor. There is a generous size lounge with sliding door opening onto the private rear garden. The kitchen breakfast room is accessed via the lounge and has wall and base units and fitted worksurfaces with space for appliances and table and chairs.

On the first floor there are three double bedrooms and a family bathroom comprising panel enclosed bath, pedestal hand wash basin and W.C.

EXTERNAL

The front garden is mainly laid to lawn with driveway leading to the integral garage. The rear garden is predominately laid to lawn with patio area and gated side access.

SITUATED

Test Road is situated within walking distance to local shops, recreational park and bus stop, and it is also in catchment of Sompting Village Primary School. Lancing train station is just over a mile away and the A259 & A27 is just up the road making it great for commuters to Worthing, Brighton or even London.





Floor 0



Floor 1



Approximate total area[®]
1023.95 ft²
95.13 m²

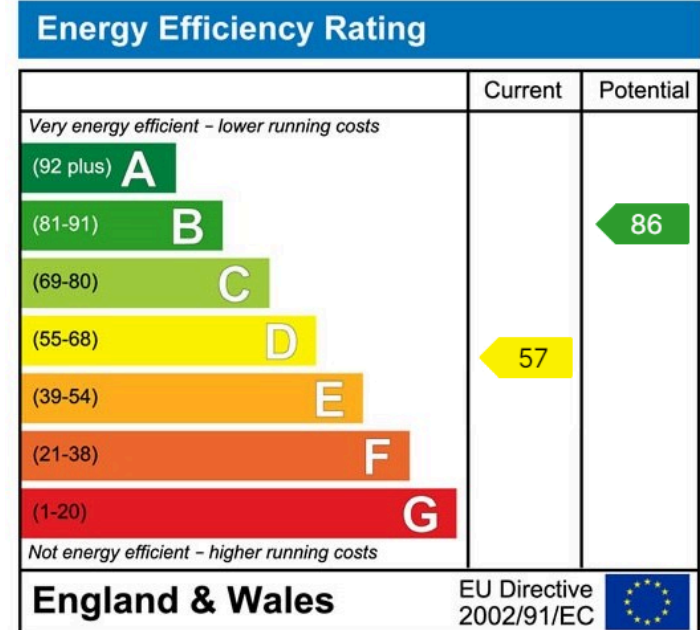
Reduced headroom
2.05 ft²
0.19 m²

(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



Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: D

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.