



Garden Close, Sompting, Lancing, BN15 9SZ

Offers Over £325,000





A charming three bedroom terraced house in a sought-after area, perfect for families and couples, with a bright reception room, modern kitchen, three bedrooms, garage, and convenient location near schools and amenities.



Key Features

- Charming terraced house in sought-after area
- Recently refurbished kitchen for chefs
- Three Good Sized bedrooms
- Off Road Parking For Two Cars
- Bright reception room with southerly aspect
- Cul De Sac Location
- Garage
- Viewing Recommended



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

This charming terraced property is perfect for families or couples! As you enter, you are greeted by a space for coats and shoes, opening into a welcoming reception room with a southerly aspect, filling the space with natural light. The recently refurbished kitchen is the perfect entertaining space, offering a modern and sleek environment for cooking and dining, with additional space for a dining table and chairs, and door into the garden.

This property boasts three bedrooms, including two spacious double bedrooms and a cosy single bedroom, providing ample space for a growing family or guests. The modern fitted bathroom is the perfect place to unwind after a long day with P shaped bath with shower over, wc and sink.

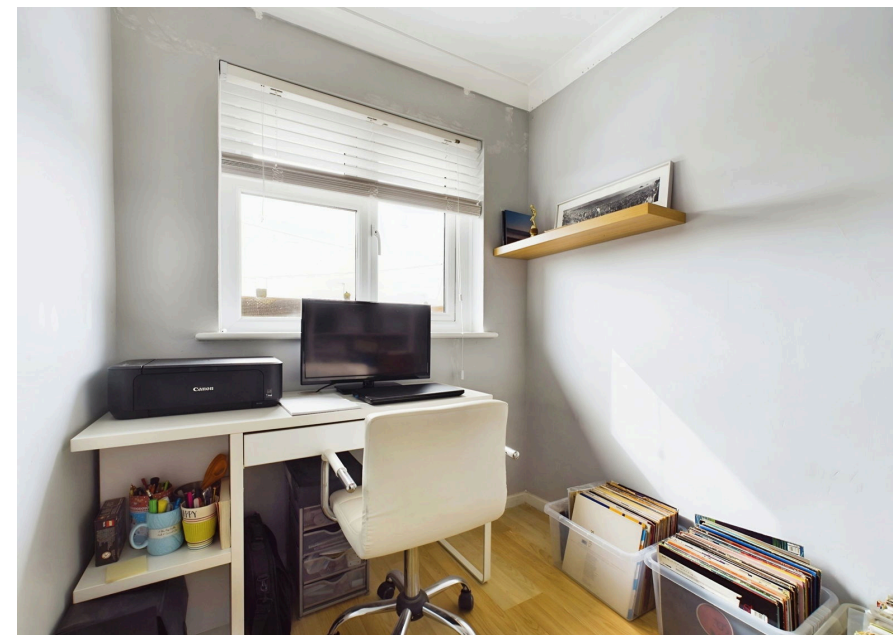
Don't miss the opportunity to make this house your new home! Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.

EXTERNAL

One of the unique features of this home is the garage, offering convenient parking and storage space. There are also two off road parking spaces

SITUATED

Located in a desirable cul de sac, being within close reach to nearby schools and local amenities. Being within close proximity to the town offering shops, train station and the beach closeby too. The A27 is closeby also providing access to the south coast.





Floor 0



Floor 1



Approximate total area⁽¹⁾
631.54 ft²
58.67 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C		
(55-68) D	67	
(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.