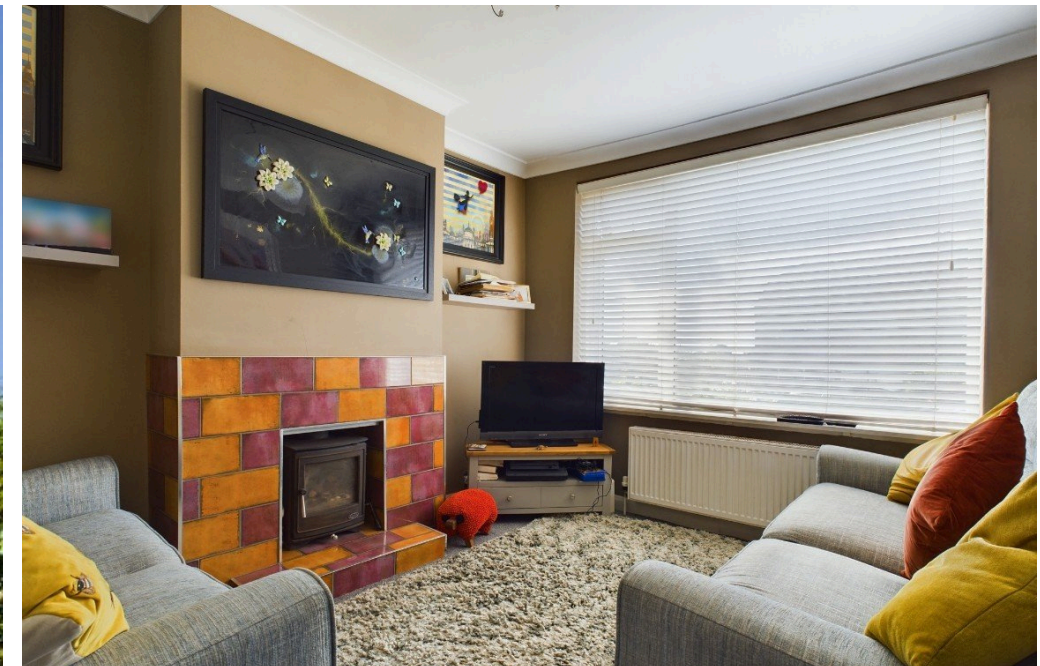




Howard Road | Sompting | BN15 0LW
Offers Over **£325,000**





A beautifully presented two bedroom semi detached bungalow, benefitting good sized rear garden and offering the potential to extend or convert, subject to planning consents. Being modern fitted throughout, viewing is highly recommended to appreciate the location and benefits this bungalow has to offer..



Key Features

- Two Bedrooms
- Semi Detached Bungalow
- Log Burner
- Walking Distance To South Downs
- Generous Rear Garden
- Modern Fitted Kitchen
- Popular Sompting Location
- Opportunity For Extension/Conversion



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Entering into the property, you are welcomed into the hall way with storage cupboard and doors leading off, there is a good sized living room which benefits from being a southerly aspect with feature log burner and fireplace, which ties the room together to give it a more homely feel. The kitchen is modern fitted with a range of eye and base level units, built in hob with extractor over and separate built in oven and a door leading out into the rear garden. There are two bedrooms, which have space for furniture. The family bathroom hosts a white suite with bath with shower over, wc and hand wash basin with storage underneath.

EXTERNAL

To the front of the property is mainly laid to lawn with mature shrub borders and pathway up to front door. The rear garden is a generously proportioned and is made up over two levels being mainly laid to lawn with steps leading up to next level and views over the South Downs.

SITUATED

Howard Road is in the heart of North Sompting, it is served by a local bus and offers easy access to the A27 to Worthing and Brighton as well as being just over a mile to Lancing train station and local shops. If you have dogs or simply enjoy a stroll across the South Downs then the close proximity will not disappoint.

COUNCIL TAX BAND B



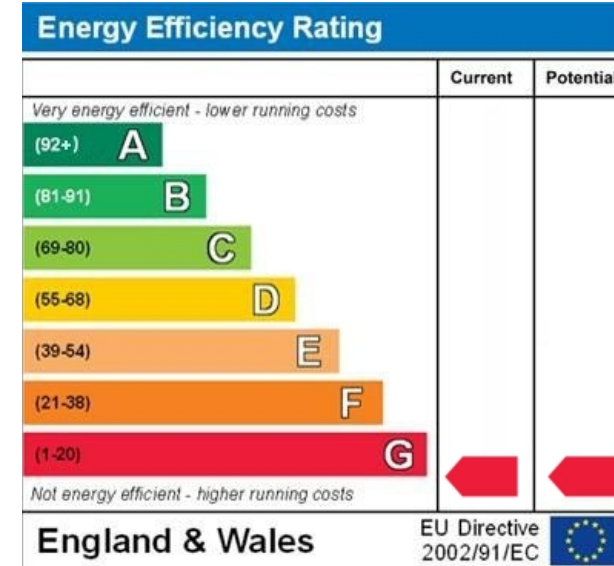


Approximate total area⁽¹⁾
484.48 ft²
45.01 m²

(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.

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Property Details:

Floor area (as quoted by EPC):TBC

Tenure: Freehold

Council tax band: B

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.