



West Street, Sompting, Lancing, BN15 0DA  
Offers Over £950,000



A stunning and deceptively spacious five bedroom chalet bungalow having undergone extensive refurbishment throughout and being extended to the rear to form a 38ft lounge/ dining room with separate Kitchen area. Particular benefits include ensuite bathroom, generous and beautifully maintained rear and front gardens, ample parking for a large number of vehicles and gated private entrance. Viewing recommended.



## Key Features

- Fantastically Sized Detached Family Home
- Five Bedrooms
- Beautifully Established And Well Proportioned Garden
- Plenty Of Off Street Parking
- Private Gated Entrance
- Extended 36ft Lounge/Dining Room
- Downstairs WC and Bathroom
- Ensuite Bathroom
- Utility Room
- Convenient Location, Close To Amenities/A27



**5 Bedrooms**



**3 Bathrooms**



**2 Reception Rooms**

### INTERNAL

The property is approached via steps up to the front door, opening into the dual aspect porch with plenty of space for coats and shoes. Into the front door of this home and opening up into the generously sized hallway with feature stained glass windows over the lounge and doors to rooms. To the front of the bungalow is the lounge benefitting a dual aspect. There are three good sized double bedrooms on the ground floor, all of which are serviced by the modern family bathroom comprising jacuzzi bath, separate shower cubicle, wall mounted sink and wc. There is also a separate wc on this floor. To the rear of the home provides the wow factor, benefitting a hefty extension and being beautifully modernised throughout, comprising open plan kitchen, dining room and lounge, spanning an impressive 38 ft in width and opening into a further 20ft kitchen. The kitchen benefits a range of eye and base level units with good sized breakfast bar, with adequate space for seating. With a range of integrated appliances and benefitting a dual aspect. A door leads off into the utility room with space and plumbing for further appliances. The extension opens out and looks over the rear garden and provides ample space for a dining area and separate cosy lounge - again with separate bi folding doors out into the garden.

Up to the first floor landing, two doors lead to generous double bedrooms, both of which have double doors opening up over the extension and overlooks the garden. They both also benefit dual aspect. The principle bedroom then opens up into the ensuite bathroom, comprising bath, separate walk in shower, sink and wc.

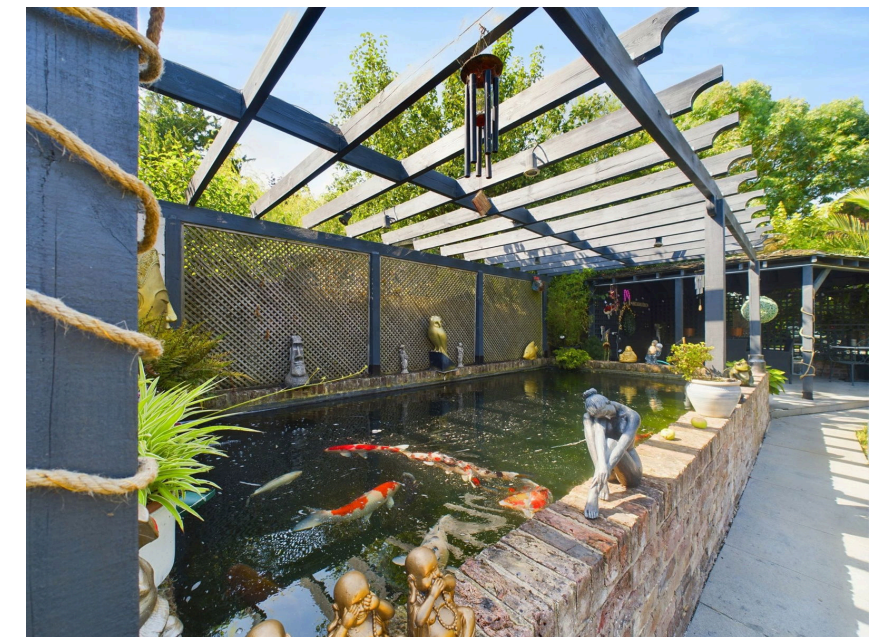
### EXTERNAL

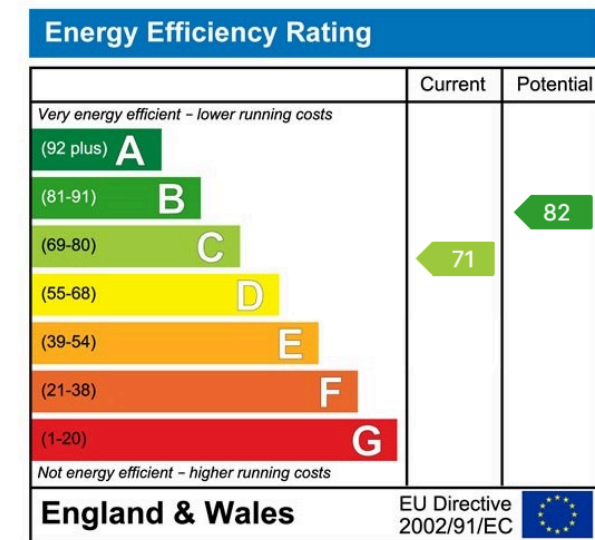
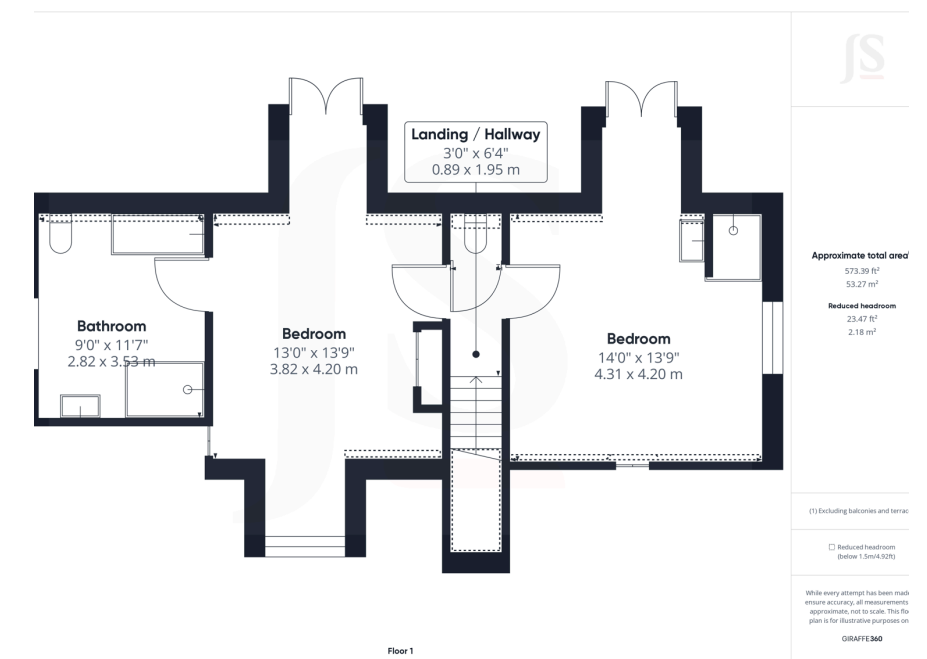
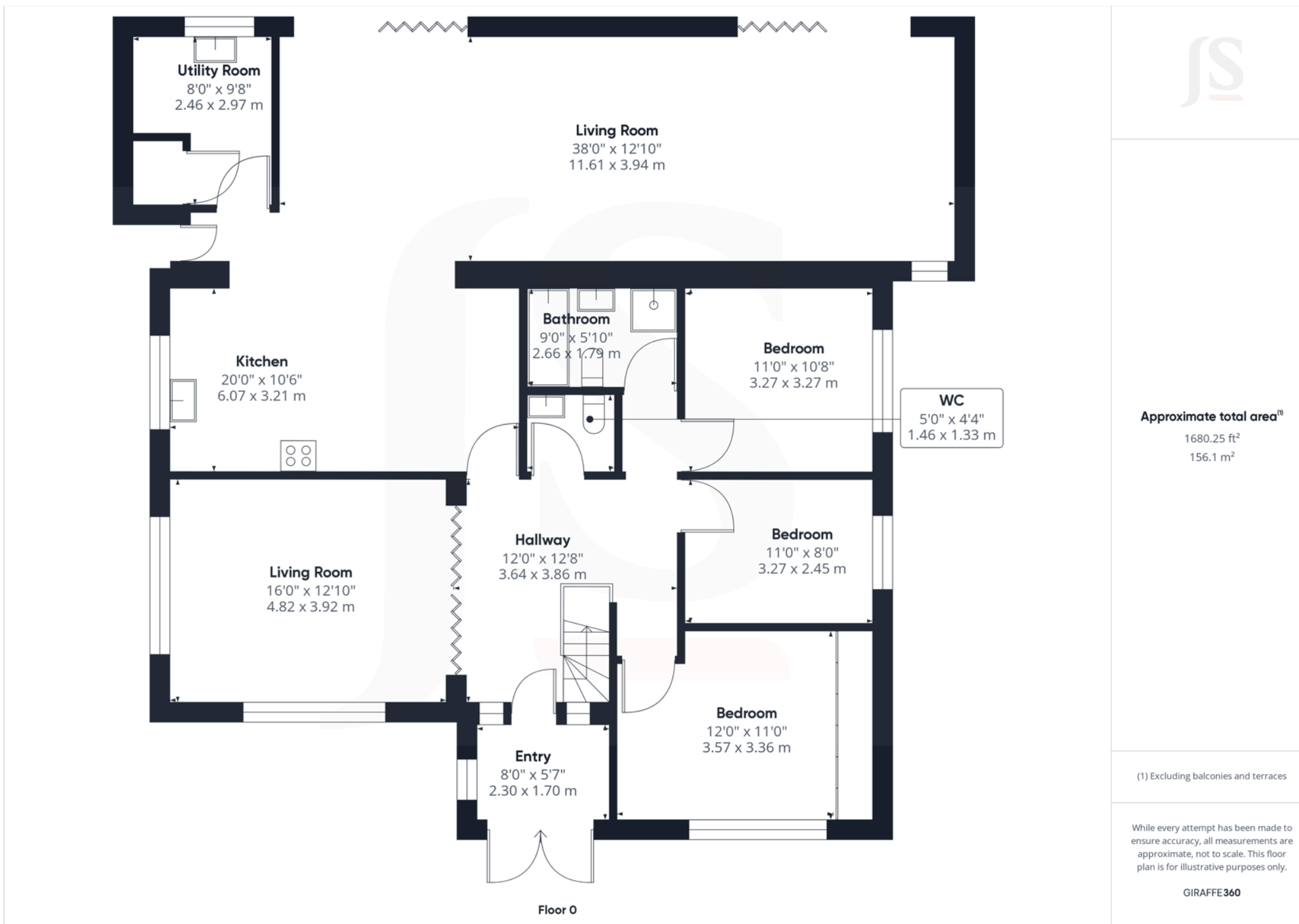
The front of the property is approached via private gates leading to an area of hardstanding suitable for many vehicles and being surrounded by mature shrubs and flower borders. There is also access to the single garage and lean to via two up and over doors.

The rear garden has been beautifully created/ maintained. Benefitting a wealth of mature plants, shrubs and trees. The rear garden also benefits large koi pond and to the rear of the garden there is a separate private area housing two outbuildings, which you can't see from the main house. Perfect for those wishing to create a home office environment or craft room, away from the main house. This could also be utilised as a veggie plot for the avid gardener.

### SITUATED

West Street is situated just over a mile 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.





## Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: F

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.