



Cokeham Lane, Sompting, Lancing, BN15 9UP

Offers Over £400,000





A well presented detached bungalow offering three bedrooms, West facing lounge and a kitchen dining room. Benefits also include off road parking, garage and no on going chain.



## Key Features

- Detached Bungalow
- Three Bedrooms
- West Facing Lounge
- Kitchen Dining Room
- Wet Room
- Separate W.C
- Off Road Parking
- Garage
- Front & Rear Gardens
- Chain Free



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The west-facing lounge is a bright and welcoming space, offering a calm and relaxing environment to unwind in. This room is perfect for both entertaining and relaxing, with plenty of natural light filling the space. The kitchen benefits from a range of matching wall and base units, gas hob with oven beneath and extractor fan above and space and plumbing for further appliances, the room also boasts ample dining space, perfect for family meals or entertaining guests. The property features two double bedrooms and a single bedroom, making it ideal for a growing family or to accommodate guests. There is wet room with a separate W.C.

### EXTERNAL

The front garden has been laid to shingle for ease of maintenance with pathway to the front door and blocked paved driveway providing off road parking leading to the garage that benefits from power and light and electric door.

The rear garden has steps leading up to the raised lawned area with floral and mature shrub borders, there is also an outside tap and gated side access.

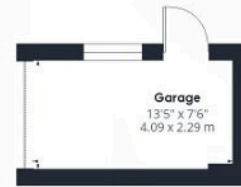
### SITUATED

The property is situated in close proximity to both the beach and Lancing Station being less than a mile away each. You also have local shops within walking distance and the A27 is just up the road providing easy access to the whole of the south coast, Gatwick and London.





Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
884.98 ft<sup>2</sup>  
82.22 m<sup>2</sup>

(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.

GIRAFFE 360



## Property Details:

Floor area (as quoted by EPC: tbc)

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.