



Langdale Close, Sompting, Lancing, BN15 9SD

Offers Over £538,000



This stunning and generously extended detached bungalow has been beautifully renovated to a very high standard, offering 3/4 bedrooms, principle bedroom suite with walk in cupboards and modern ensuite shower room. The property sits well within its plot and is surrounded by beautifully mature and varied shrubs/plants to offer privacy all around.



Key Features

- Detached Bungalow
- Beautifully Presented
- Three/Four Bedrooms
- Extended And Deceptively Spacious
- Wrap Around Gardens
- Off Road Parking
- Garden Bedroom With Ensuite
- Conservatory
- Cul-De-Sac
- Viewing Recommended



3 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

The property is approached via a side door leading into and opening up into an L shaped hallway with doors giving access to two of the four potential bedrooms, bathroom and into the sitting room. The sitting room is a beautifully modernised room, being the hub of the home and overlooking the garden. Particular benefits include a bay window and feature fireplace. From this room there is access to the principle bedroom garden suite and also an opening into the dining area suitable for table and chairs. Double doors lead out into the feature conservatory being surrounded by mature foliage to create an oasis which can be entered into via double doors.

The kitchen breakfast room has been tastefully updated throughout offering curved units with gloss fronts comprising integrated appliances, door out into the garden and breakfast bar to offer a variety seating areas. With an abundance of light from a variety of windows and skylight.

The garden bedroom principle suite forms part of the extension of this home. Offering a generous room with doors out into the garden and looking over the same, two walk in wardrobes and a door gives access to the ensuite shower room. The contemporary shower room comprises walk in shower cubicle, sink inset vanity unit, wc and towel rail.

The property offers three further bedrooms/ reception rooms. Two of which are double in size and the last being a single room with sky light.

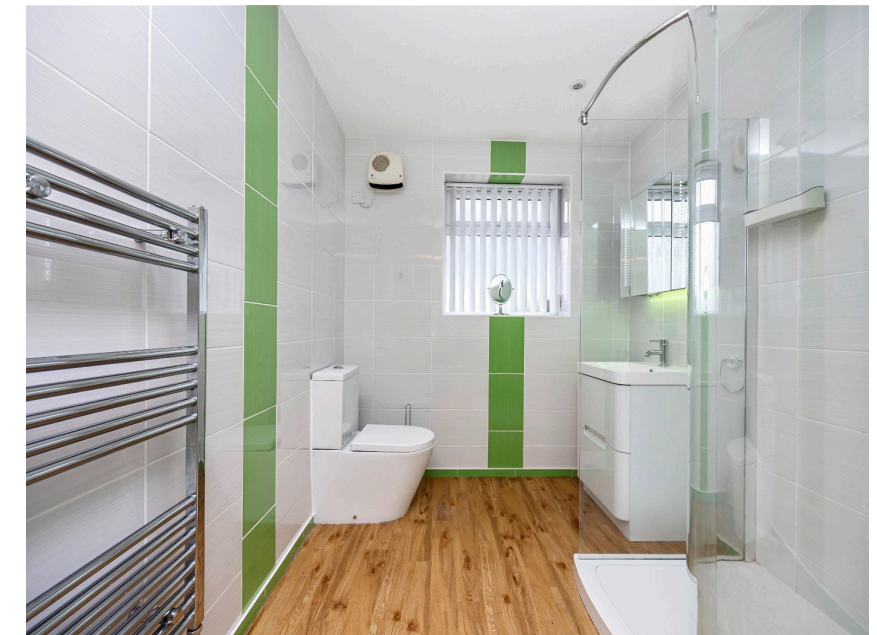
A further bathroom services these rooms benefitting P shaped bath with shower over, sink and wc inset vanity unit.

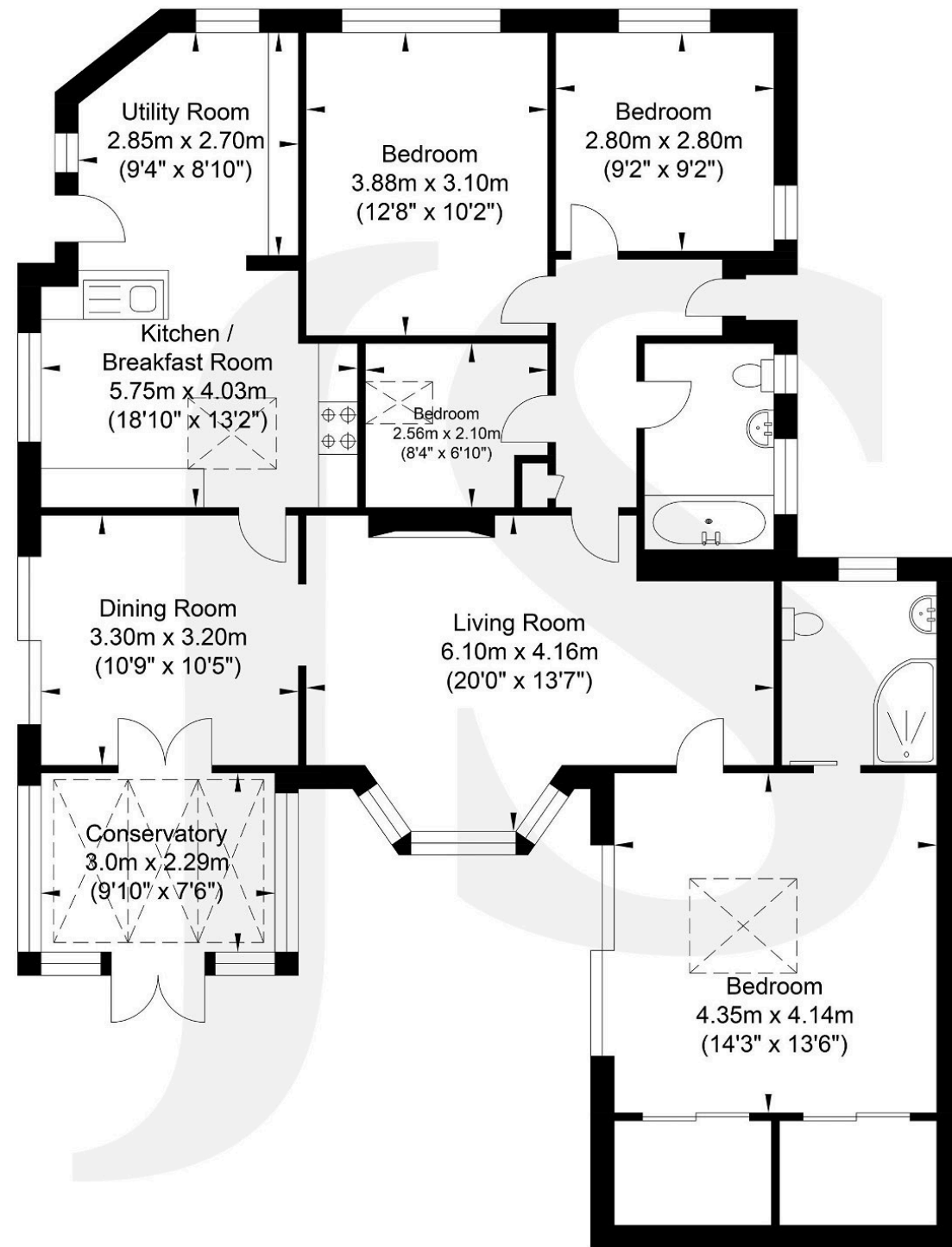
EXTERNAL

To the front of the property is approached via a modern hardstanding area, suitable for several vehicles with mature and raised flower/shrub borders and side gate into the garden. The property sits beautifully within its plot and is surrounded by a variety of shrub and flower borders having had a lot of time spent in the gardens by the current owners to get the garden to this high standard. Offering privacy and a haven of wildlife, there are many areas of the garden to enjoy and soak up the tranquillity. With areas suitable for table and chairs and other areas being laid to lawn, with further space for hot tub. During the night, the garden comes alive with solar and switch triggered lights throughout.

SITUATED

Positioned in a quiet cul de sac location, just off of Silverdale Drive, the property is situated approximately 0.9 miles from Lancing train station, Lancing seafront and Lancing Village which boasts a wide variety of shops. The A27 is also close by which is ideal for commuting to Worthing, Brighton and London and gives you access to the whole of Sussex.





Ground Floor
Approximate Floor Area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(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: 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.