



Knights Gate, West Street, Lancing | BN15 0AP

Guide Price £450,000







A newly developed and luxurious three bedroom townhouse with private garden situated in Sompting Village. Benefiting from a long lease, two allocated parking spaces, private roof terrace and being offered chain free with buyer incentives being offered during July.



Property details:



## Key Features

- New Development
- Three Bedrooms
- Town House
- En Suite Shower Room
- Two Allocated Parking Spaces
- Private Garden
- EV Charging Point
- Underfloor Heating Throughout



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Rooms**

### INTERNAL

Upon entry into the property, you are welcomed into a bright hallway featuring two storage cupboards with doors leading off and stairs leading up to the first floor. The modern kitchen/dining area comprises a range of eye and base level units, integrated fridge freezer, washer dryer and Neff single oven, induction hob with extractor over and has space for table and chairs with double doors leading out into the private garden. The living room is south easterly aspect and has patio doors out to the front of the property. There is also a downstairs wc. Heading up to the first floor landing, which hosts three bedrooms and storage cupboard, bedroom one features a built in storage cupboard and separate en suite comprising fully tiled shower with rainfall shower head, wash hand basin with vanity unit beneath and wc. The further two bedrooms are both generously proportioned with space for additional furniture. The bathroom benefits from a fully tiled white suite comprising bath with shower over, wash hand basin with vanity unit beneath and wc.

### EXTERNAL

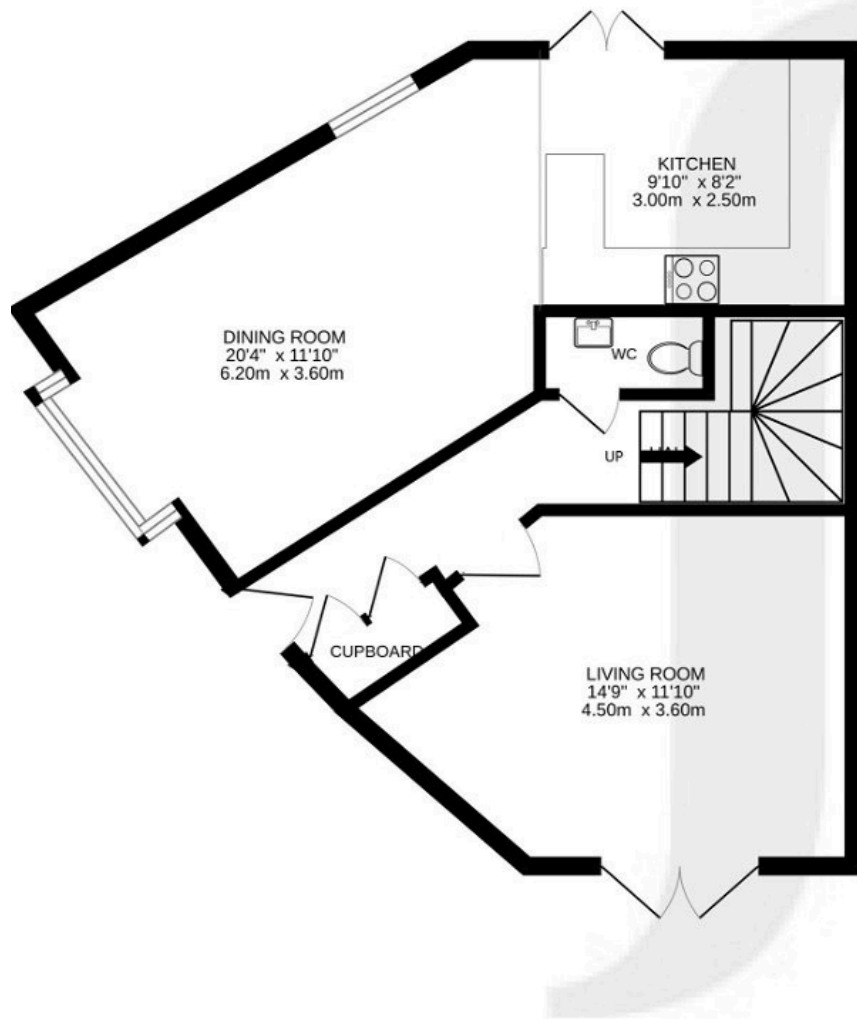
The property benefits from two allocated parking spaces featuring an EV charging point and a private fence and metal railing enclosed patio garden. There is also separate step access leading to the raised communal gardens.

### LOCATION

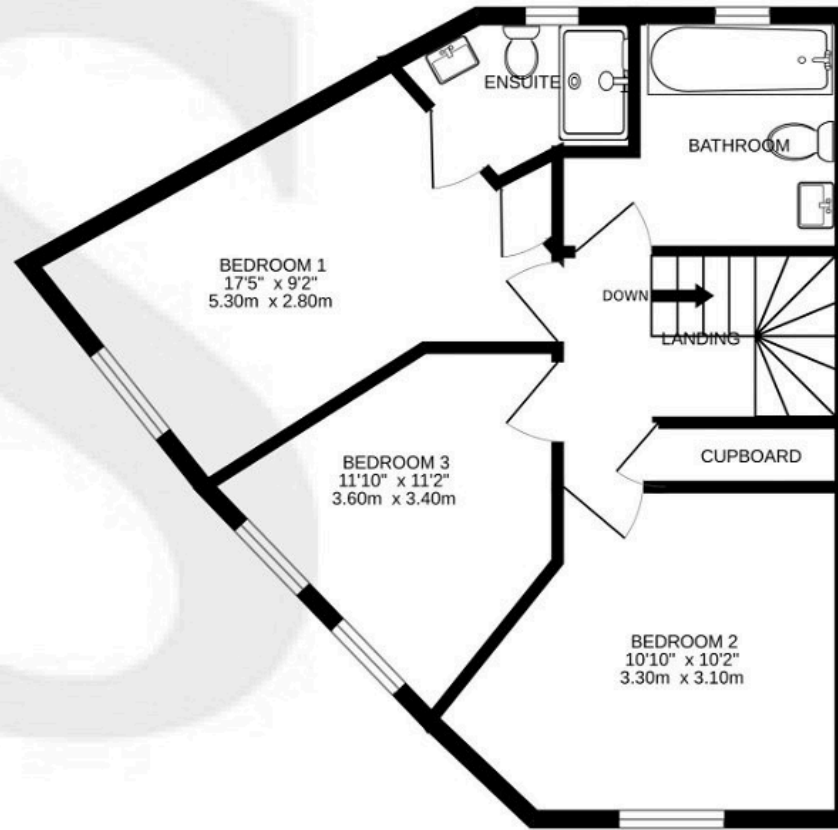
Sompting Village is situated less than 2 miles from Lancing's mainline train station and Lancing Village which also offers all types of amenities. There is a bus route with a frequent service which will take you almost anywhere along the south coast. The school catchment area is Sompting Village Primary 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.



GROUND FLOOR




1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	90	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Property Details:

Floor area (as quoted by EPC):

Tenure: Leasehold 998 years remaining

Council tax band: