



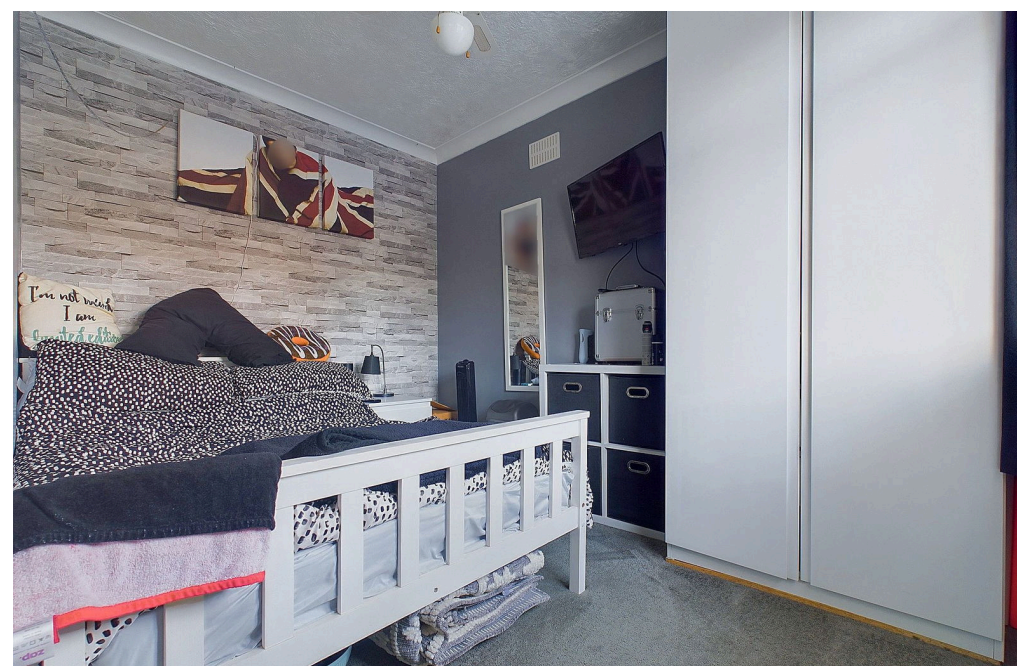
Meadowview Road, Sompting, Lancing, BN15 0HU

Offers Over £450,000





An extended semi-detached chalet home with three double bedrooms, modern kitchen with utility room, lounge and dining room and ground floor shower room. The property also benefits from off road parking and south facing rear garden with garden cabin and bar.



Key Features

- Semi Detached Chalet Bungalow
- Three Bedrooms
- Lounge & Dining Room
- Modern Kitchen & Utility Room
- Ground Floor Shower Room
- Ground Floor Bathroom
- South Facing Garden
- Off Road Parking
- Summer Cabin / Office



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

The front door opens in the entrance hall with access to the ground floor accommodation and stairs leading to the first floor. The lounge has a feature fire place and opens to the dining area which has a southerly aspect and provides access to the rear garden and door to the utility area. The modern fitted kitchen has a range of matching wall and base units, worksurfaces, built in eye level double oven and integrated dishwasher, the kitchen opens into the utility area with space and plumbing for further appliances. There are two double bedrooms on the ground floor with the primary bedroom benefitting from built in wardrobes, a modern ground floor shower is off the entrance hall with shower cubicle and vanity unit incorporating hand wash basin and W.C. On the first floor there is a dual aspect double bedroom.

EXTERNAL

The front of the property has been laid to hardstanding providing ample off road parking. The rear garden is south facing and mainly laid to lawn with floral and shrub borders, a patio area for seating (has planning permission for conservatory) and gated side access. In the garden is a generous size cabin with power and light that is split into two areas providing an office area and seating area with bar.

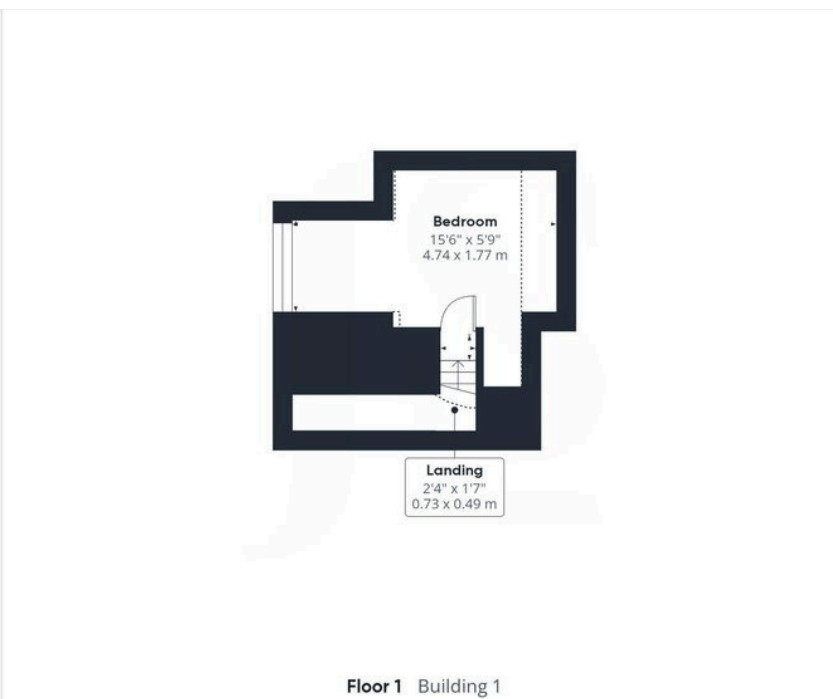
SITUATED

Meadowview Road is approximately 1.2 miles from the train station in central Lancing which can take you to Worthing, Brighton or even London. The A27 is just down the road meaning that you've got easy access to the whole of the South Coast and both Heathrow and Gatwick airports. Perfectly situated near the South Downs National Park suitable for dog walks or avid walkers. Bus stops can be found in the immediate vicinity and local amenities approximately 0.25 miles way.

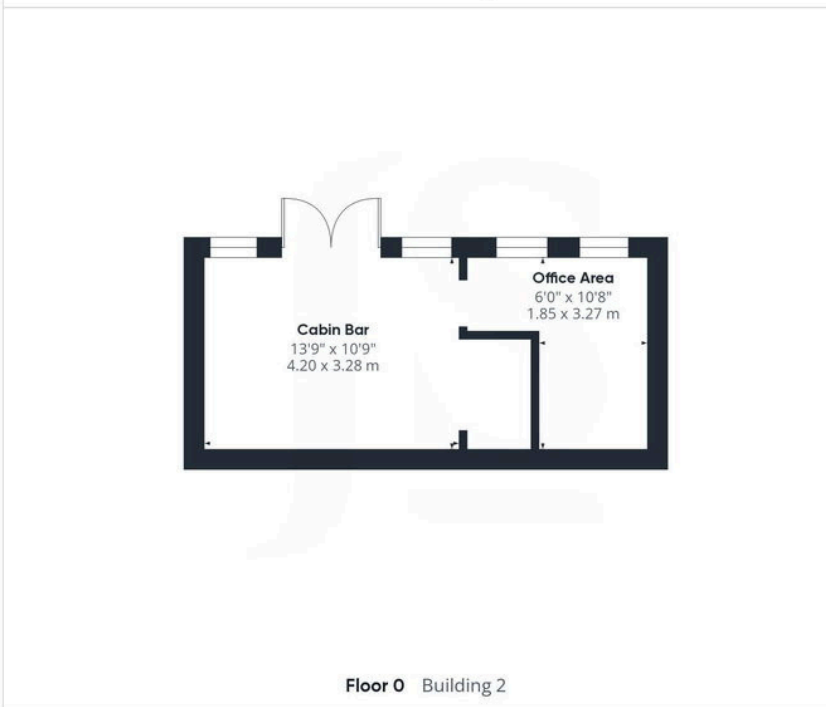




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 1159.06 ft²
 107.68 m²

Reduced headroom
 48.33 ft²
 4.49 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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: 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.