



Blacksmiths Crescent, Sompting, Lancing, BN15 0BX

Offers Over £300,000



A deceptively spacious two bedroom semi detached house benefitting a 20ft kitchen/ breakfast room, southerly aspect lounge, low maintenance rear garden and being conveniently located close to commuter links. Being offered to the market chain free.



Key Features

- Two Bedrooms
- Semi Detached House
- 20ft Kitchen/Breakfast Room
- Low Maintenance Rear Garden
- Convenient Location
- Separate WC
- Chain Free
- Opportunity To Add Your Own Stamp
- Beautifully Manicured Gardens
- Viewing Necessary



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The property is approached into a generous southerly aspect hallway with doors to ground floor rooms and stairs up to the first floor.

The southerly aspect lounge has ample space for furnishings and provides a bright and airy space overlooking the front garden. To the rear of this home is the impressive kitchen/ breakfast room spanning an impressive 20ft in width and offering eye and base level units with integrated oven and space for further appliances and a dining table and chairs. A door gives access onto the rear garden and there is a window overlooking the same.

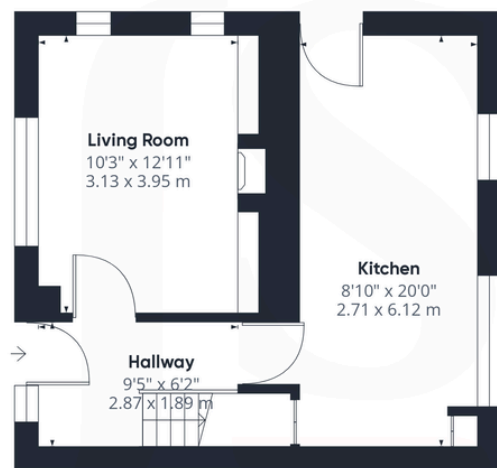
Up to the first floor landing, there is loft hatch and doors leading to all rooms. Two double bedrooms have ample space for furnishings. The family shower room benefits walk in shower cubicle and sink inset unit. A particular benefit of this home is the separate wc.

EXTERNAL

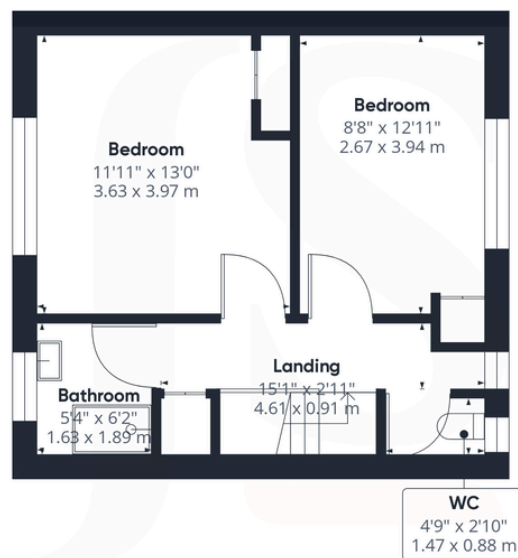
The front garden has been beautifully cared for, with a range of plants and flowers to attract butterflies and wildlife! There is also far reaching views towards the downs. A gated entrance and pathway leads you to the front door.

The rear garden is laid to hardstanding with a raised bed suitable for vegetables or flowers. There is also a shed to the rear of the garden and side gate access to the front.





Floor 0



Floor 1



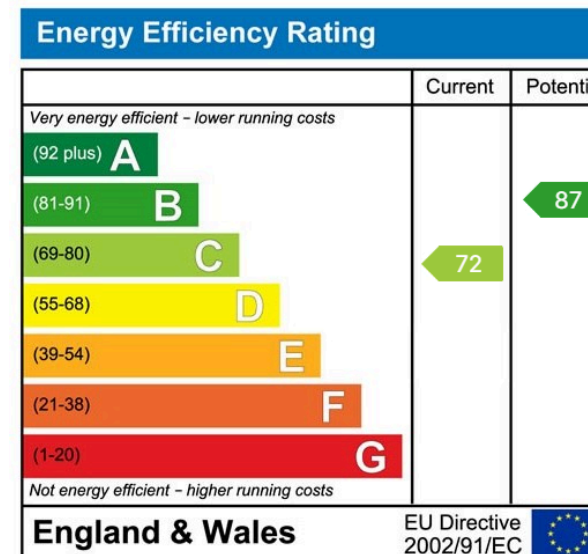
Approximate total area⁽¹⁾
761.44 ft²
70.74 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: B

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.