



Western Road, Sompting, Lancing, BN15 9TL

Offers Over £375,000



A very well presented semi detached chalet home with two generously proportioned double bedrooms, modern fitted kitchen and bathroom, off road parking with separate garage and sun trap westerly aspect rear garden. The property also benefits an outbuilding suitable for working from home.



Key Features

- Semi Detached Chalet
- Two Double Bedrooms
- Lounge Dining Room
- Conservatory
- Contemporary Ground Floor Bathroom
- West Facing Garden
- Log Cabin
- Off Road Parking
- Garage

 **2 Bedrooms**

 **1 Bathroom**

 **1 Reception Room**

INTERNAL

The front door opens into the entrance hall with doors leading to the ground floor rooms and stairs upto the first floor. The lounge/diner benefits dual aspect from east to west with doors and window opening to the full width conservatory/sun room. The kitchen has a range of matching wall and base units with fitted worksurfaces, inset gas hob with extractor fan above, eye level double oven and space and plumbing for washing machine and fridge freezer. The modern ground floor bathroom is fully tiled with panel enclosed bath with shower over, hand wash basin with storage cupboards beneath and button flush W.C. To the rear of the property is a full width conservatory providing space for table and chairs and has double doors opening onto the rear garden. On the first floor there are two double bedrooms, the primary bedroom offers fitted wardrobes and there is further storage on the landing.

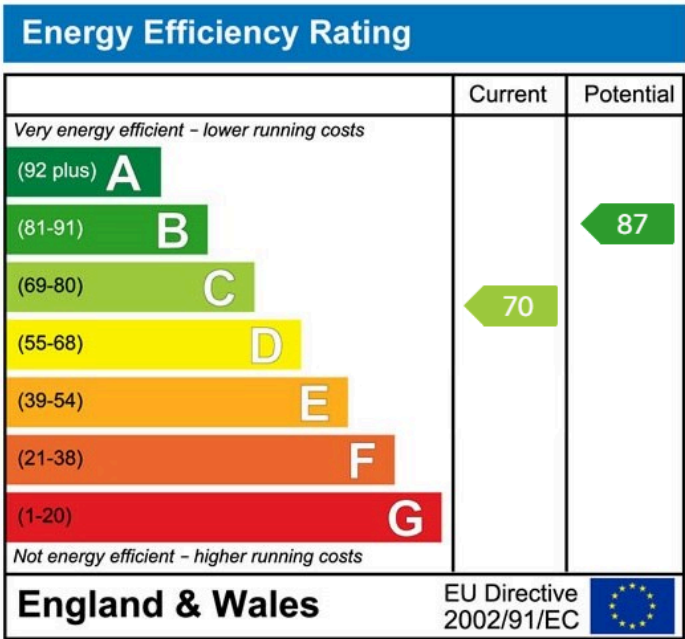
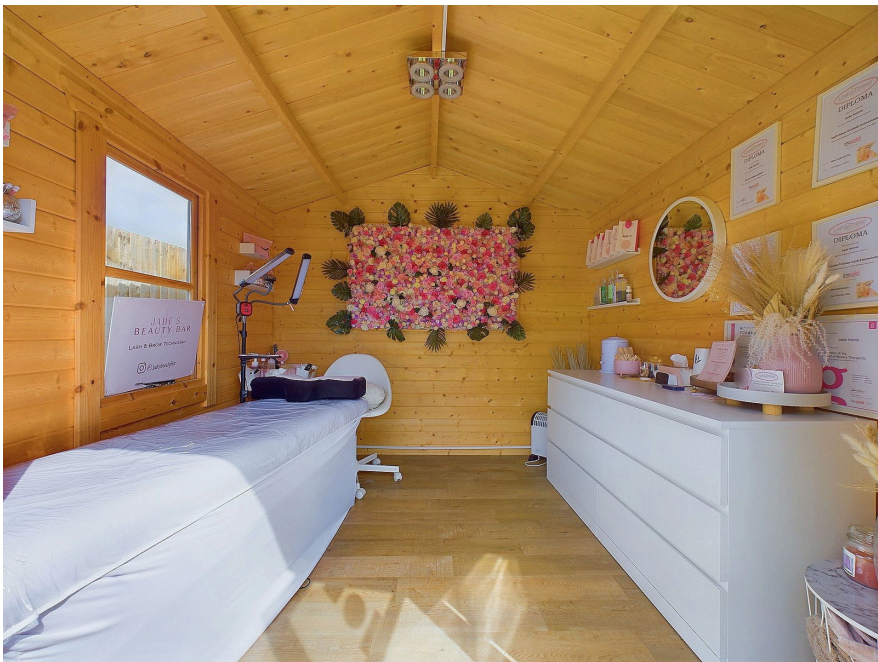
EXTERNAL

The front garden has been laid to hardstanding providing ample off road parking and driveway leading to the garage via double gates. The rear garden is west facing and mainly laid to lawn with patio area, covered pergola currently being used as an area for a hot tub. A log cabin benefits from power and light providing options for summer house or office space. The garage has an up and over door and side door with access to the garden.

SITUATED

The property sits approximately 1 mile from Lancing station and Lancing High Street, and around 3/4 of a mile from the popular Lancing beach. It benefits from being on a main bus route which takes you to Worthing and surrounding areas. Local amenities can be found 100 yards away in Bowness Avenue.





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.