



56 Berriedale Drive | Lancing | West Sussex | BN15 0LD

Offers In Region Of **£425,000**





A deceptively spacious extended three bedroom semi detached bungalow situated in this popular location of Sompting. Particular benefits include off road parking for a number of cars, garage, a generous south facing garden and wrap around living accommodation. Viewing comes highly recommended.



Key features:

- Three Bedrooms
- Semi Detached
- Extended Bungalow
- Garage
- South Facing Garden
- Off Road Parking For Several Vehicles
- 27ft Wrap Around Living Area/Kitchen
- Modern Fitted Kitchen
- Chain Free
- Close To Shops

 3 Bedrooms

 1 Bathrooms

 1 Living Room

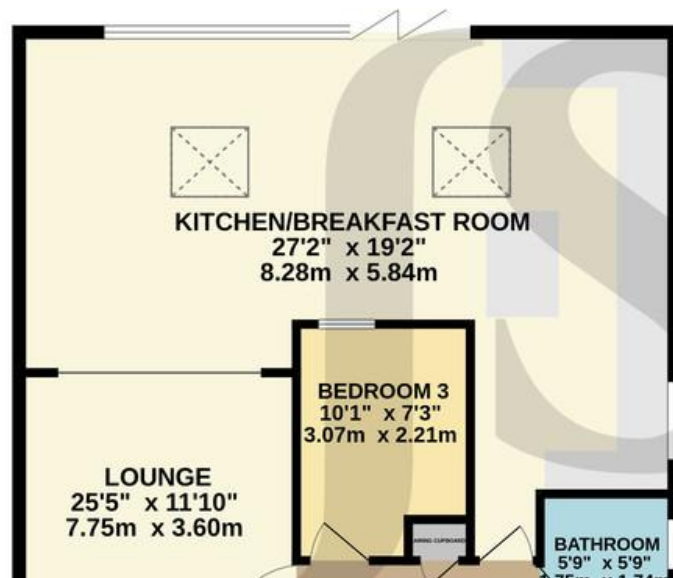
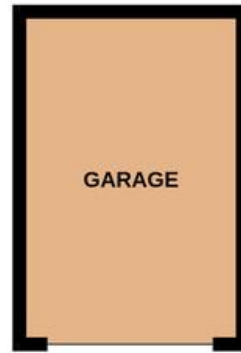
INTERNAL The property is approached into a porch area suitable for shoes and coats, with a front door leading into the generous L shaped hallway with doors to all rooms. The heart of the home is located to the rear of the bungalow with 27ft wrap around kitchen, breakfast room and lounge area. This area incorporates a great amount of space, but also retaining individual areas suitable for entertaining and more formal space. Being southerly aspect and benefitting from a sky light with bi folding doors, this room is bright and airy all year round. The kitchen benefitting a range of eye and base level units with built in double oven, hob, dishwasher with further space for washing machine. There is also a breakfast island suitable for stools and a wooden beam giving this room some character. Off of the rear extension - benefitting dining space there is also a cosy lounge area, with a door that leads back into the hallway. There are three good sized bedrooms, two being double in size and one single room with a porthole window looking into the extension. The bathroom comprises roll top bath with handheld shower attachment, wall mounted sink inset vanity unit and wc.

EXTERNAL The front of the property and side is laid to hardstanding suitable for off road parking for several vehicles. Side access provides gated access into the garden and an up and over door gives access into the single garage with power and lighting. The rear garden is a wonderfully sized southerly aspect garden with extended shed and further metal shed. The garden is mainly laid to lawn with mature shrub borders and opportunity for a vegetable patch to the rear.

SITUATED Berriedale Drive is located in Sompting and offers easy access to the A27 serving both Worthing and Brighton. Local shops are within walking distance of the property and a short drive sits the Lancing high street and Lancing train station giving access to London in under an hour.



GROUND FLOOR



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Property Details:

Floor Area: () – Floor area is quoted from the 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.