



1 Herbert Road | Sompting | West Sussex | BN15 0JT

**£425,000**

**JS**  
living property  
jacobs | Steel





An exciting opportunity to purchase this four bedroom detached chalet bungalow benefitting a bathroom/shower room on each of the floor, off road parking, two bedrooms upstairs and two downstairs with wonderful field/green views and having access onto the South Downs within a short walk.





## Key features:

- Detached Bungalow
- Ground Floor Bathroom
- Westerly Aspect Garden
- South Facing Conservatory
- First Floor Shower Room
- Beautiful Views
- Generous Living Proportions
- Ground Floor Bathroom
- Popular Sompting Location
- Close To South Downs And Transport

 4 Bedrooms

 2 Bathrooms

 1 Living Room

**INTERNAL** The property is approached and enters into a generous hallway with stairs leading up to the first floor and doors to the lounge/dining room, downstairs bathroom and the kitchen. The sitting room is an open plan room spanning 26ft in length and offering flexible living with space for dining room table and chairs. The kitchen benefits a range of eye and base level units with integrated appliances and space for washing machine, being accessed from the hall also leads you out into a southerly aspect conservatory. On the ground floor there are two good sized bedrooms, both of which overlook the garden and have wardrobes to be included. There is a downstairs bathroom which comprises panel enclosed bath, pedestal wash hand basin and sink.

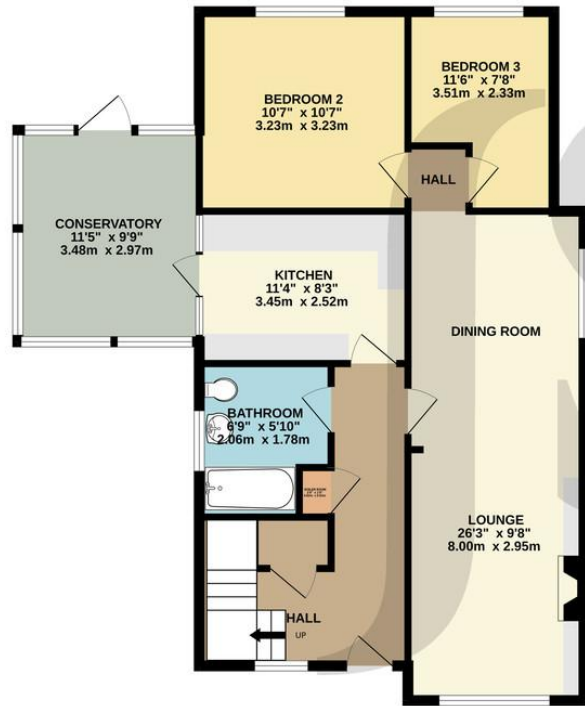
Up to the first floor, the master bedroom is generously proportioned with velux windows and wardrobes also to be included. There is also eaves space suitable for storage. There is another good sized bedroom. Both bedrooms are then serviced by the upstairs shower room, benefitting shower cubicle, wc and sink.

**EXTERNAL** The front of the property is laid to hardstanding suitable for off road parking for several vehicles with an area of lawn to the left of the property. The rear garden is accessed via the side gates and from the conservatory leading to a westerly and southerly aspect rear garden with a further gate leading out with a very short walk onto a public footpath leading directly to the South Downs/fields on your right.

**SITUATED** Herbert Road is the most Westerly road in North Sompting and as such backs on to fields and farmland. Lancing Train Station is only 2 miles away. The No.7 Bus stops in the road and will get you to the Town Centre pretty quickly too. The A27 is close to hand as well, meaning that the whole of the South Coast is easily commutable.



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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## Property Details:

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

Tenure: Freehold

Council Tax: Band

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.