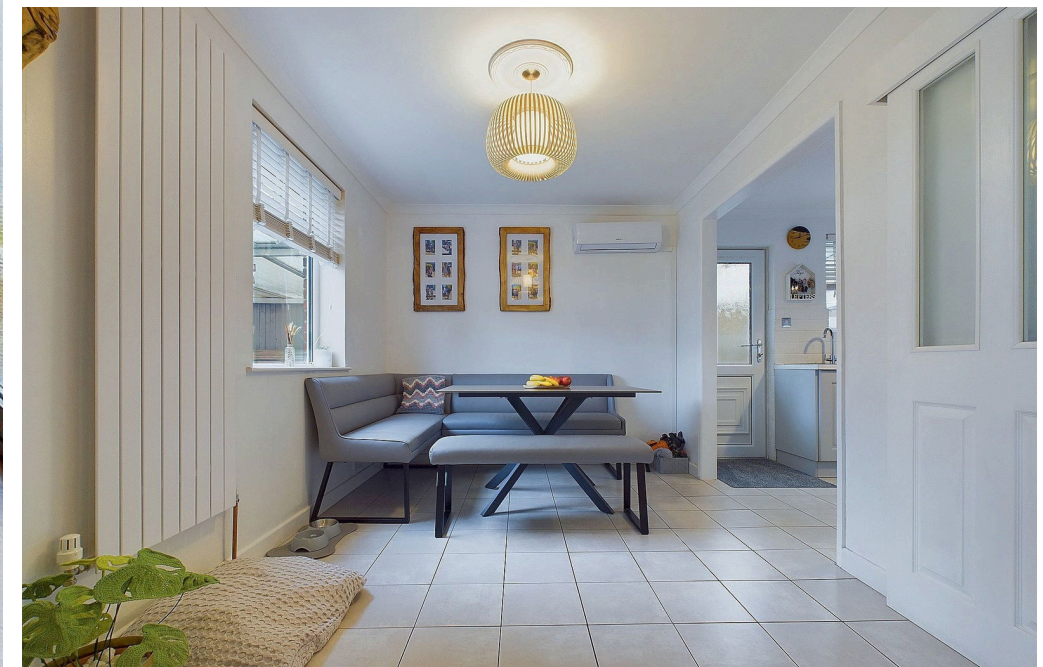




Greentrees Close, Sompting, Lancing, BN15 9SX

Offers Over £525,000





An extremely well presented detached chalet bungalow in this sought after cul-de-sac with versatile accommodation consisting of four bedrooms, two bathrooms, westerly aspect lounge, bright kitchen and dining room. The property also benefits from ample off road parking, garage and summer house with attached workshop.



Key Features

- Detached Chalet Home
- Four Bedrooms
- West Facing Lounge
- Kitchen Dining Room
- Ground Floor Bathroom & First Floor Shower Room
- Off Road Parking For Several Vehicles
- West Facing Garden
- Garage
- Summer House & Workshops
- Cul-De-Sac Location



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

The front door opens into a generously proportioned entrance hall with port hole window and further window creating a bright and inviting space. Stairs lead to the first floor. The lounge is to the rear of the property benefitting a westerly aspect and has bi-folding doors opening up and looking out onto the rear garden. Adjacent to the lounge and opening up into, is the dining room giving ample space for dining table and chairs, this is then further opened up to the kitchen. The kitchen benefits a range of matching wall and base units with fitted worksurfaces, integrated washing machine and dishwasher, double oven and grill and induction hob with extractor fan above, and space for fridge freezer. Additionally on the ground floor, there are two bedrooms and these are serviced by a modern family bathroom with panel enclosed bath, and vanity unit incorporating hand wash basin with storage beneath and button flush W.C.

On the first floor there is a modern shower room comprising corner shower, hand wash basin and W.C, and the property offers a further two bedrooms, with the primary bedroom benefitting from fitted wardrobes.

EXTERNAL

To the front of the property is an block paved private driveway providing ample off road parking for several vehicles with gated access to the covered car port leading to the garage that has electric roller door, power and light and side door. The rear garden has a westerly aspect and easy to maintain being laid to paving and artificial lawn, at the end of the garden is a garden room and versatile workshop with power.

SITUATED

The property is located at the end of a cul-de-sac in a popular residential area of Sompting, local amenities are nearby on Cokeham Lane with Lancing Town and Train Station just under a mile away. The seafront and Beach Green where the popular Perch Café can be found are approximately 1.3 miles away.

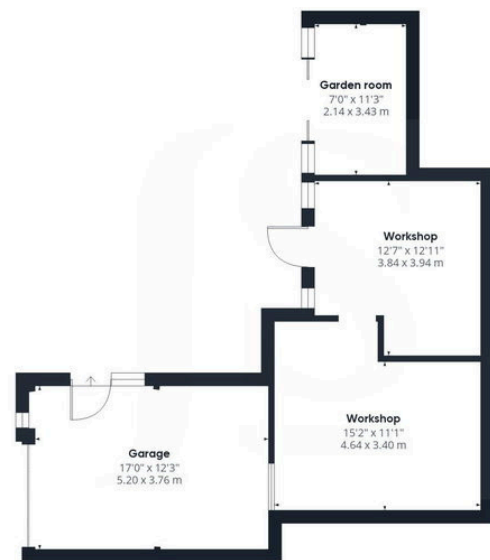




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area[®]

1853.44 ft²
172.19 m²

Reduced headroom

1099.1 ft²
9.49 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: D

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.