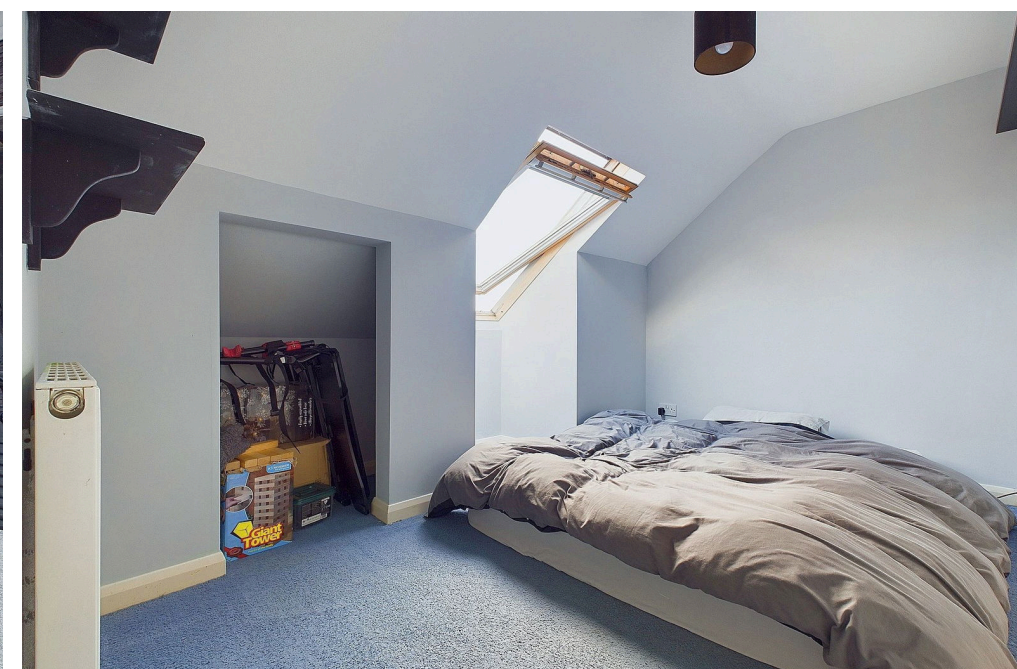
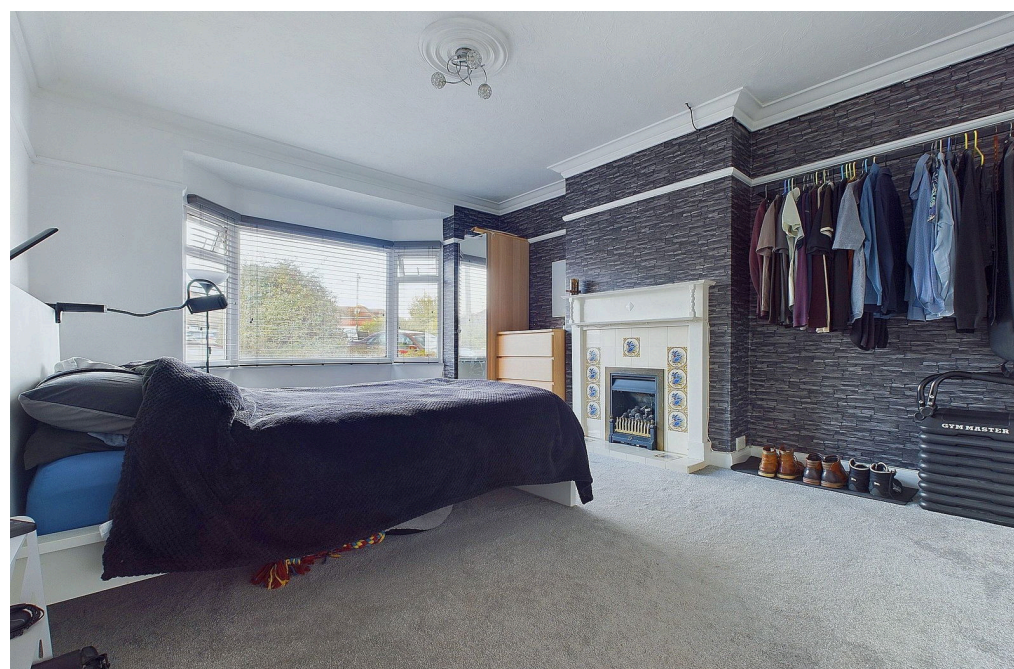




Berriedale Close, Sompting, Lancing, BN15 0JJ
Offers in the Region of £425,000



An exciting opportunity to purchase this four bedroom chalet bungalow, being situated on a corner plot with a fantastically sized garden with a southerly aspect. Other benefits include off road parking, opportunity for further extension (STNPC) and being offered chain free.



Key Features

- Four Bedroom
- Chalet Bungalow
- Chain Free
- Generous Corner Plot
- Southerly Aspect Garden
- Conservatory
- Convenient Location
- Close To Amenities
- Opportunity For Further Extension/Conversion STNP
- Viewing Recommended



4 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The property welcomes you into a porch/ generously proportioned hallway, with hanging space for coats and shoes, stairs lead up to the first floor and doors lead to ground floor rooms. To the rear of this home is the lounge with double doors leading out onto the decked garden area. The kitchen room just next door provides a range of eye and base level units with induction hob, eye level oven and grill microwave, with further space for a dishwasher and fridge freezer. A door leads out into the sun room with views over the garden and plumbing for a washing machine. On the ground floor there is also a generously proportioned principle bedroom benefitting a bay window and fire place, this room was formerly the lounge and offers flexible living accommodation to suit your needs. There is also a ground floor bathroom comprising roll top bath, pedestal wash hand basin and wc. Up to the first floor there are three further good sized bedrooms. The property offers a huge amount of potential for future extension and further conversion subject to planning. The loft space was created approx 20 years ago where rules were stricter and therefore could now incorporate an ensuite/ bathroom upstairs, subject to permissions.

EXTERNAL

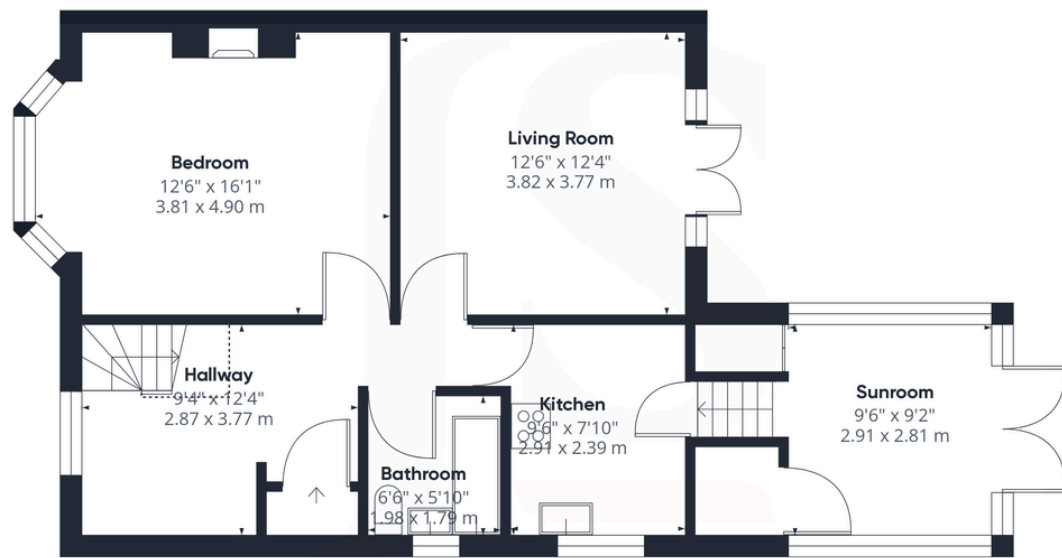
The property is approached being laid to hardstanding with mature hedge borders and providing plenty of off road parking.

The rear garden is the wow feature of this home, being situated on a corner plot the garden is vast and offers a wealth of opportunity. Benefitting a southerly aspect the garden is in sunlight most of the day. There is also a decked area suitable for table and chairs.

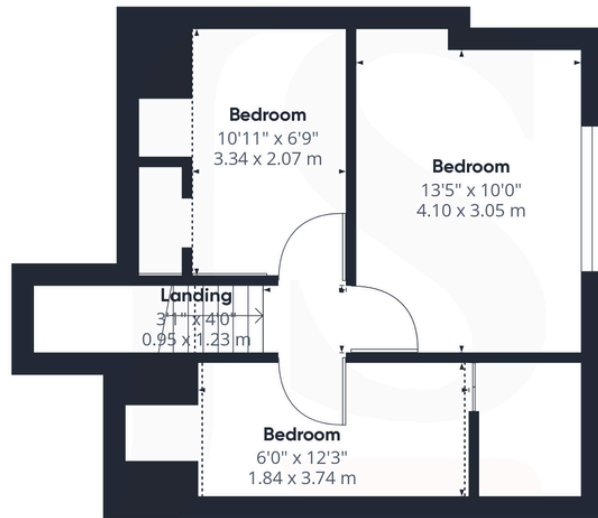
SITUATED

Berriedale Close 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.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1083.7 ft²
100.68 m²

Reduced headroom

33.61 ft²
3.12 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



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.