



Busticle Lane, Sompting, Lancing, BN15 0DH

Offers Over £325,000





A beautifully presented three bedroom semi detached family home, situated in this convenient location. Particular benefits include west facing sun trap rear garden, single garage accessible from the rear garden and open plan lounge/dining room. Offering scope to extend - subject to planning permissions.



Key Features

- Three Bedrooms
- Semi Detached Family House
- Westerly Aspect Garden
- Dual Aspect Lounge/Dining Room
- Single Garage
- Perfect For First Time Buyers, A Family Home & For Investors
- Convenient Location
- Modern Fitted Throughout



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The property comprises an entrance hall with door leading off and stairs leading up with space for hanging coats and shoes.

A spacious dual aspect lounge/dining room with easterly aspect window and westerly aspect patio doors leading out into garden, feature gas fireplace with marble surround and space for dining room table and chairs. Opening out into a separate kitchen with a range of eye and base level units, space and plumbing for washing machine and space for under counter utilities, integrated electric oven with four ring gas burner with extractor above and slate tiled flooring. Upstairs the landing provides access to loft hatch and has doors leading off to three bedrooms. There is also a good sized bathroom which has feature patterned lino flooring and benefits from a shower over bath.

EXTERNAL

The front garden is mainly laid to lawn with pathway leading to front door being shrub enclosed and providing lavender feature flowerbeds. The rear garden is also laid to lawn being a westerly aspect sun trap with a range of mature shrub and plant feature borders, being fence and hedge enclosed. There is Garage in a compound with up and over door in which you have access to the garage via the garden being the only one in the row with direct access from the garden.

SITUATED

Busticle Lane located around one and a quarter miles from Lancing Station and just moments from the A27 making the commute to Worthing, Brighton or even London as easy as can be. Indeed, you can even be on the beach in about 10 minutes as it's only 1 mile away! Nearby there is also easy access to the South Downs which is ideal for dog walking and admiring views across Lancing.





Floor 0



Floor 1



Approximate total area⁽¹⁾

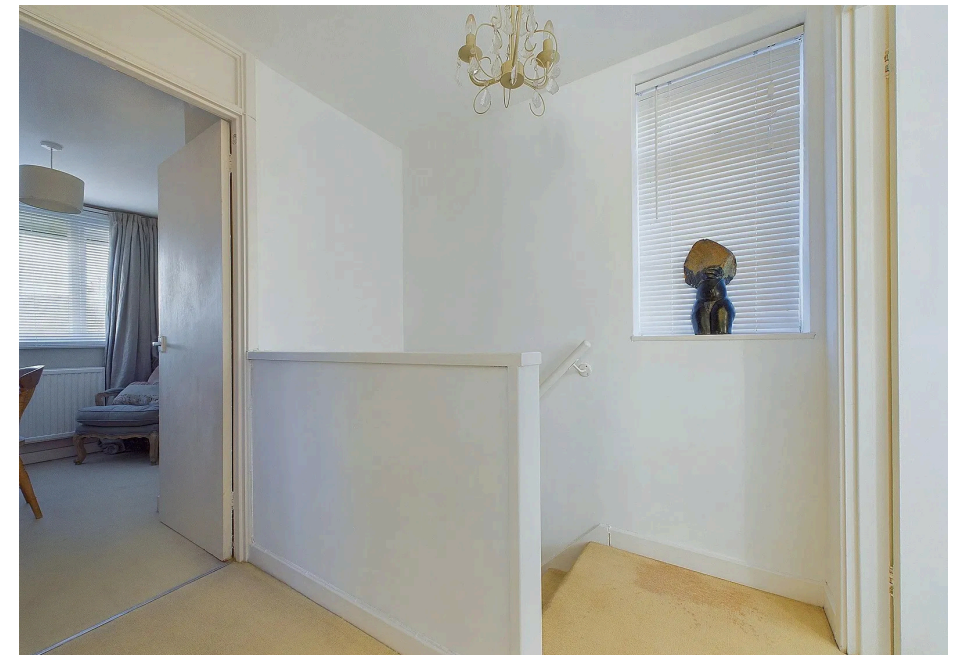
670.26 ft²
62.27 m²

(1) Excluding balconies and terraces

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: 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.