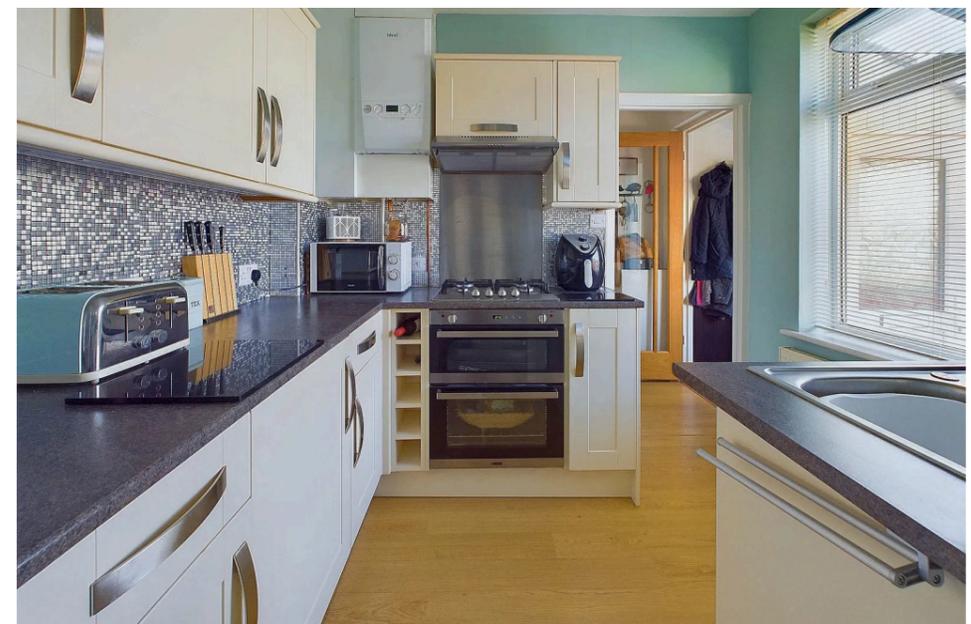




Alandale Road, Sompting, Lancing, BN15 0JU
Offers Over £390,000



This well presented semi-detached chalet home offers three bedroom, modern fitted kitchen and bathroom, generous sized rear garden and off road parking and garage, with the South Downs National Park in close proximity.



Key Features

- Semi-Detached Chalet
- Three Bedrooms
- Modern Fitted Kitchen
- 20" Living Room
- Modern Bathroom
- Off road Parking
- Garage
- Private Rear Garden
- Close to South Downs National Park
- Viewing Recommended



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front door opens to an entrance porch with inner door leading to the entrance hall, the modern kitchen has a range of matching wall and base units with fitted worksurfaces, inset gas hob with extractor fan above and double oven and grill beneath, integrated undercounter fridge and one and half bowl sink and drainer with mixer tap, from the kitchen is a utility area with space and plumbing for washing machine and fridge freezer. The 20ft living room is located to the rear of the property with staircase leading to the first floor and has windows and door providing views and access to the rear garden. There is a ground floor double bedroom benefiting from a westerly aspect and a modern fitted bathroom comprising panel enclosed bath with shower over, hand wash basin, button flush W.C and airing cupboard.

On the first floor there are further two bedrooms both offering distant views to the sea, one of the bedrooms benefitting from a built in storage cupboard, from the landing there is access to the remaining loft space for storage or potential conversion (subject to necessary planning).

EXTERNAL

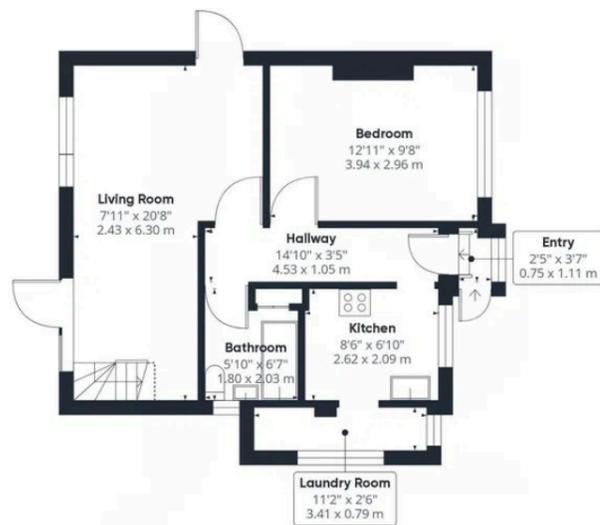
To the front of the property there is a hard standing area providing off road parking and shared driveway to the side leading to the garage, with the remaining part of the front garden laid to shingle for ease of maintenance.

The rear garden is a generous size and has been laid with a mixture of patio, artificial lawn and shingle areas, with mature floral and shrub borders. There is gated side access to the driveway and garage. The garage has an up and over door, power and light and further side door opening to the rear garden.

SITUATED

Alandale Road is approximately 1.7 miles away from the train station in central Lancing where a range of amenities and cafes can be found, local convenience stores can be found on Halewick Lane, Manor Road and Cokeham Road. The A27 is just down the road meaning that you've got easy access to the whole of the south coast and both Heathrow and Gatwick airports it is also perfectly situated near the South Downs National Park.





Floor 0 Building 1



Floor 1 Building 1



Approximate total area[®]

722.69 ft²
67.14 m²

Reduced headroom

6.26 ft²
0.58 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 |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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.