



Herbert Road, Sompting, Lancing, BN15 0JT
Offers Over £375,000





A beautifully presented two bedroom semi detached bungalow with the potential for a third bedroom, being situated within close proximity to the South Downs and offering outstanding views over farm/fields. Benefitting off road parking, westerly aspect rear garden and ensuite shower room.



Key Features

- Outstanding Views
- Two Bedroom
- Semi Detached One Level Bungalow
- Potential To Become Three Beds
- Westerly Aspect Garden
- Beautifully Presented
- Off Road Parking
- Balcony With Views
- Under Property Storage
- Viewing Essential



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

*Charming Home with Breathtaking Views over fields – A Perfect Retreat!**

Nestled in a serene locale, this beautifully presented traditional home boasts two spacious double bedrooms and is brimming with character. As you step inside, you are greeted by a warm and inviting atmosphere that seamlessly blends modern comforts. The hub of the home is the dining room, where large windows frame outstanding views over fields, creating an idyllic backdrop for both everyday meals and special gatherings. The principal bedroom offers not only generous space but also its own ensuite shower room, providing a private sanctuary for relaxation after a long day and also benefitting far reaching views to wake up to. The second bedroom is equally inviting and can easily accommodate family or guests. Additionally, the dining room presents an exciting opportunity to be transformed into a third bedroom if desired, adding versatility to this already charming home. A fully fitted kitchen, which features space for modern appliances and ample storage space. A convenient door leads to the side of the property, allowing easy access for outdoor entertaining or simply enjoying fresh air on sunny days.

Completing this home is a beautifully modern fitted bathroom that exudes sophistication while ensuring comfort.

This property is not just a house; it's a lifestyle waiting to be embraced. With its stunning views and thoughtful design elements, it promises to be your perfect retreat from the hustle and bustle of daily life.

EXTERNAL

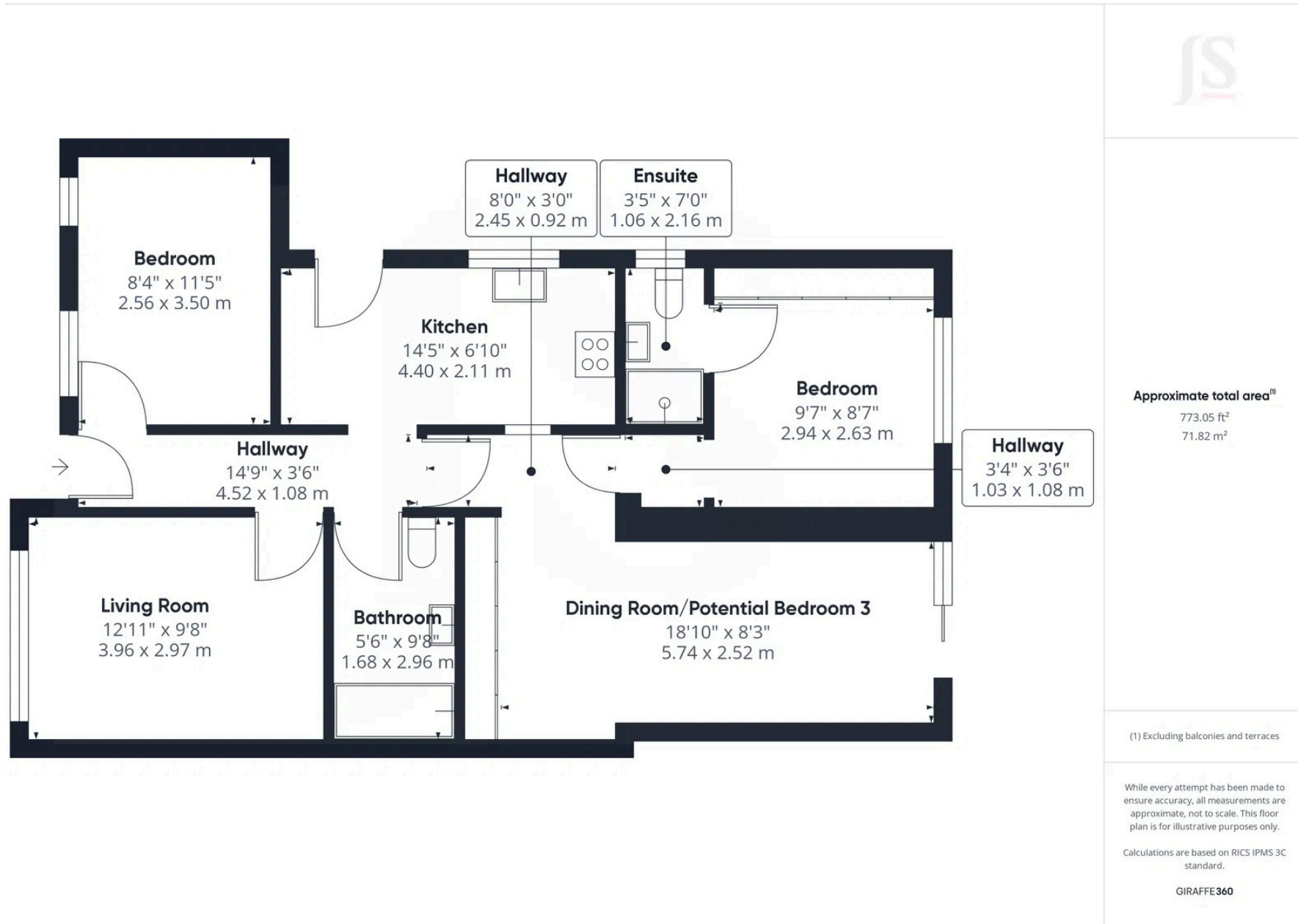
The front has been newly laid to hardstanding providing off road parking for several vehicles with mature shrub borders and having walled raised planters. The rear garden benefits mainly laid to lawn area with the garden benefitting a westerly sunny aspect with outstanding views over the field, which frequently have livestock grazing.

Front the dining room is sliding doors with access onto a raised balcony, providing space for table and chairs and to enjoy the sunsets!

SITUATED

Herbert Road is the most Westerly road in North Sompting and as such backs on to fields and farmland with outstanding views. This means that Lancing Train Station is only 2 miles away which is about 10 minutes in normal traffic. The No.7 Bus actually 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 just a short hop away.





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.