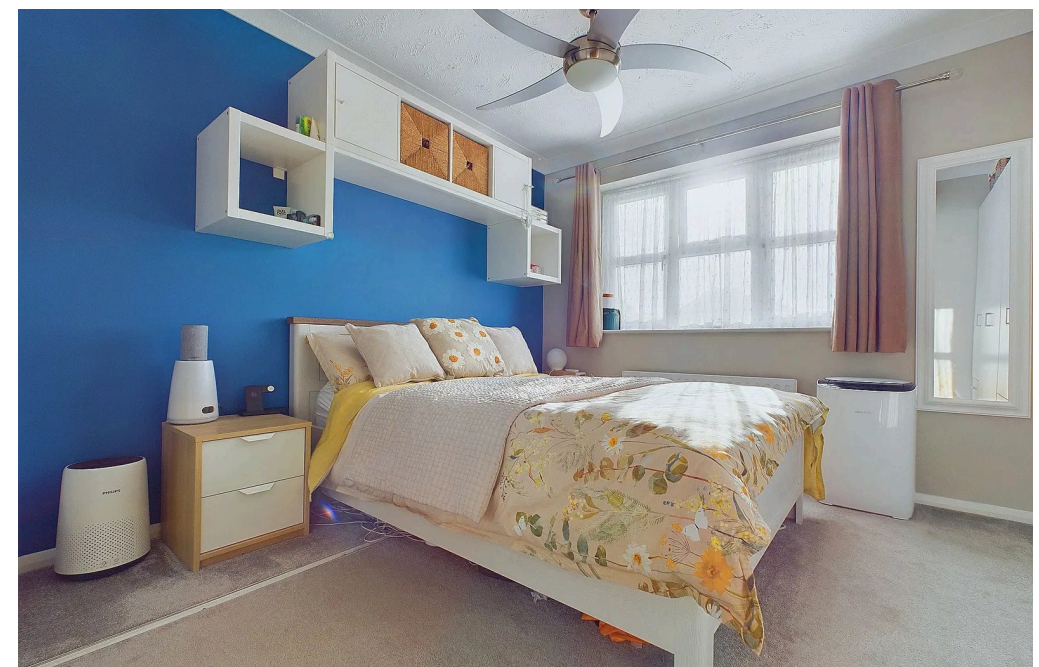




Highview, Sompting, Lancing, BN15 0QW  
Offers in the Region of £475,000



A beautifully presented and generously proportioned detached four bedroom family house, in the ever popular North Sompting location, close to the South Downs. Benefitting a southerly aspect garden, garage and off road parking, viewing is necessary to avoid disappointment.



# Key Features

- Charming Detached And Modern Family Home
- Four Bedrooms
- En Suite Shower Room
- Downstairs WC
- Southerly Aspect Rear Garden
- Close Proximity To The South Downs
- Off Road Parking
- Integral Garage
- Home Office
- Viewing Recommended



**4 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

This beautifully presented modern and charming detached house offers a perfect blend of comfort and style, ideal for families seeking a serene living environment being within close proximity to the South Downs. Benefitting four generous bedrooms and thoughtfully designed living spaces, this property is sure to impress. As you step through the inviting porch suitable for hanging coats and shoes, you are greeted by an open L-shaped hallway that seamlessly connects the various areas of this delightful home. The heart of the house is undoubtedly the stunning southerly aspect lounge/dining room. Bathed in natural light, this expansive space not only provides a warm and welcoming atmosphere but also boasts views of the garden and leading out onto the same. The kitchen is modern fitted throughout with a range of eye and base level units, and underfloor heating. Offering additional space for appliances but also incorporating integrated appliances to save space.

The ground floor also features a convenient downstairs WC, ensuring practicality. The integral garage adds another layer of convenience, providing ample storage or potential for conversion into additional living space subject to permissions.

Retreat upstairs to discover four generously sized bedrooms that offer versatility for family needs—whether it's creating a tranquil principle bedroom with added benefit of the ensuite shower or cozy children's/teenagers rooms. A well-appointed family bathroom serves the remaining bedrooms, combining functionality with modern aesthetics.

This property encapsulates modern living at its finest—where comfort meets style in every corner. Don't miss out on this opportunity to view this home.

## EXTERNAL

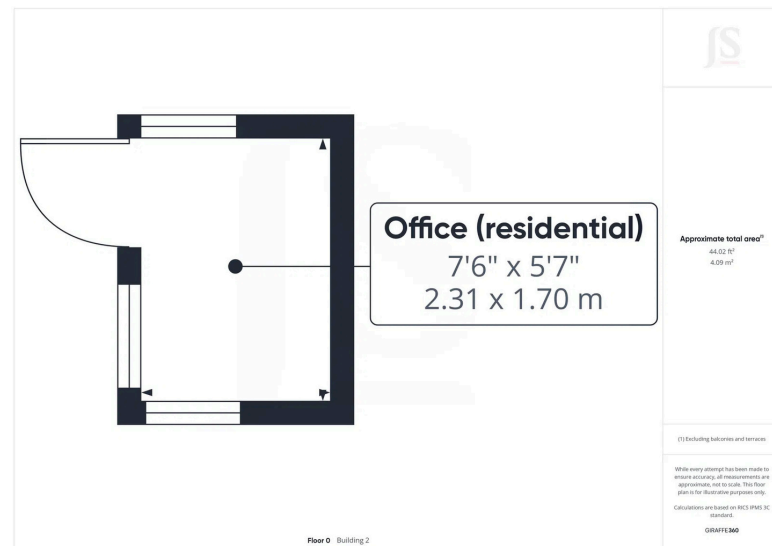
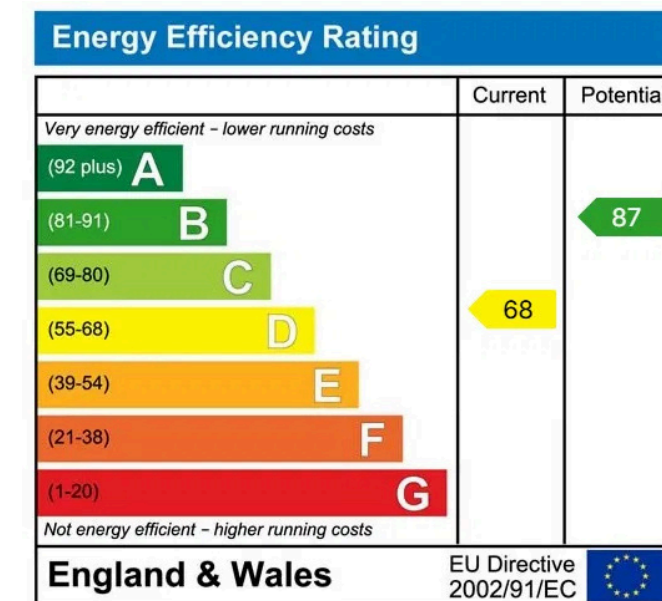
To the front the property benefits an area of hardstanding suitable for parking two vehicles with an area of grass and mature shrubs. To the rear of the home the rear garden is an oasis, benefitting a sunny southerly aspect, being beautifully landscaped to make the most of the space. The current vendors have installed a variety of shrubs and trees to offer privacy. To the bottom of the garden is a newly installed outbuilding, which would be suitable as a home working office. There is also an integral garage with up and over door, power and lighting.

The outdoor space is an extension of your living area, ideal for children to play or adults to relax in tranquility.

## SITUATED

Highview is a newer collection of homes, situated just off of Halewick Lane and is just over 1.5 miles from the train station in central Lancing which can take you to Worthing, Brighton or even London. 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. Perfectly situated just below the South Downs National Park suitable for dog walks or avid walkers.





## Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: E

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.