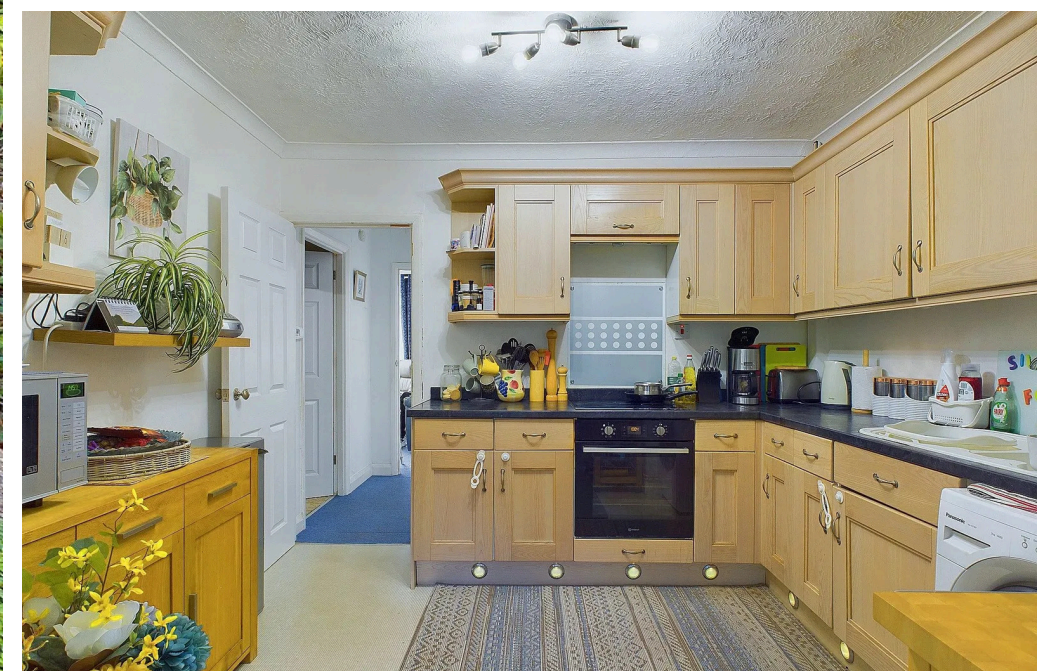




Howard Road, North Sompting, BN15 0LP
Offers in the Region of £350,000



Charming two bedroom extended semi detached bungalow with views over lancings and towards the sea. Particular benefits include garage, opportunity to convert subject to planning with a wonderfully sized rear garden. Being situated within close proximity to the south downs.



Key Features

- Two Double Bedrooms
- Semi Detached Bungalow
- Potential To Convert (STNPC)
- Garage
- Extended Kitchen And Bedroom
- Walking Distance To The South Downs
- Far Reaching Sea Views
- Southerly Aspect Lounge



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

****Charming Two-Bedroom Semi-Detached Bungalow with Sea Views****

Nestled in a great community, this delightful two-bedroom extended semi-detached bungalow is a hidden gem waiting to be discovered.

As you approach the property, the inviting storm porch beckons you inside, with adequate space for shoes and coats. Step into the southerly aspect lounge, where large windows offer distant sea views. The lounge seamlessly connects to a cosy second bedroom with an archway leading to a further dressing area. The principle double bedroom is situated to the rear, being extended and boasts its own door directly into the generously proportioned garden. The heart of this home is undoubtedly the extended kitchen/dining room. With ample room for entertaining family and friends, this space features sliding doors that invite natural light while providing easy access to the garden outside. The kitchen is equipped with essential appliances including an integrated oven and hob with extractor over, plus designated spaces for your fridge freezer and washing machine, ideal for modern living.

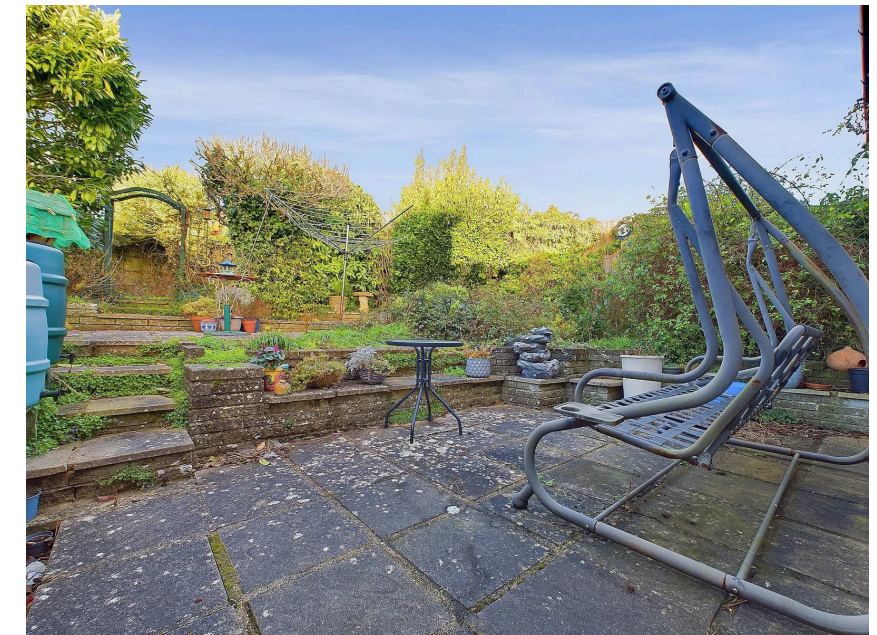
This property also presents an exciting opportunity for those looking to modernize throughout or even convert upstairs (subject to planning), making it perfect for buyers seeking potential growth in their investment.

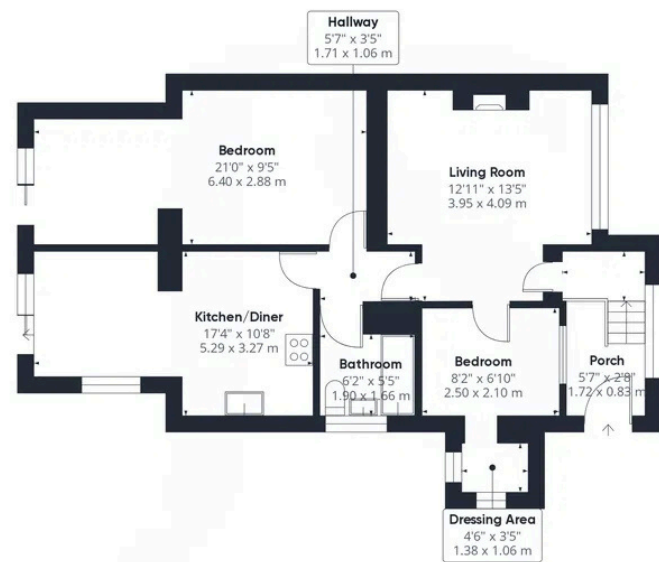
EXTERNAL

Outside, the expansive garden offers endless possibilities for relaxation or gardening enthusiasts alike. Whether you're envisioning vibrant flower beds or a serene outdoor retreat, this space can be transformed to suit your lifestyle. The property also has access to the single garage.

SITUATED

Situated close to the breathtaking South Downs National Park, you'll enjoy ample walking trails right at your doorstep—an idyllic setting for nature lovers and outdoor adventurers alike. Don't miss out on this unique opportunity! Howard Road is in the heart of North Sompting, it is served by a local bus and offers easy access to the A27 to Worthing and Brighton as well as being just over a mile to Lancing train station and local shops. If you have dogs or simply enjoy a stroll across the South Downs then the close proximity will not disappoint.





Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 839.28 ft²
 77.97 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.