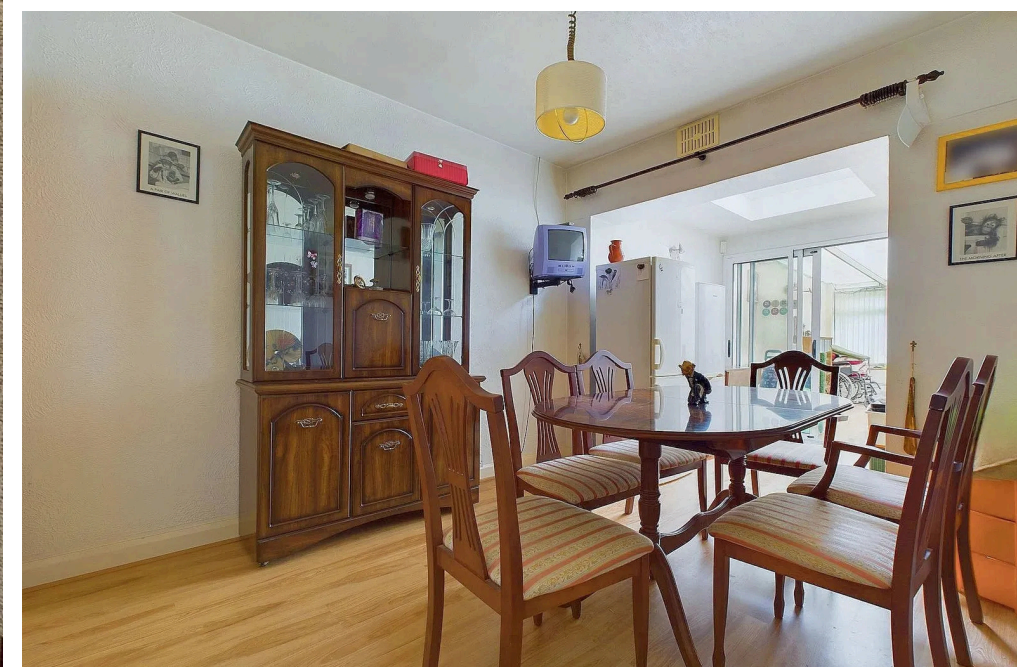




Grafton Drive, Sompting, Lancing, BN15 9SW

Offers Over £350,000



A generously proportioned two double bedroom semi-detached home occupying a corner plot with surrounding gardens, off road parking and garage. The property also benefits from two reception rooms, a 17ft conservatory and is offered to the market with no chain.



Key Features

- Chain Free
- Off Road Parking & Garage
- Ground Floor Shower & W.C
- 17ft Conservatory
- Generous Kitchen/Breakfast Room
- Dining Room
- South Facing Lounge
- Two Double Bedrooms
- Corner Plot
- Semi-Detached



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

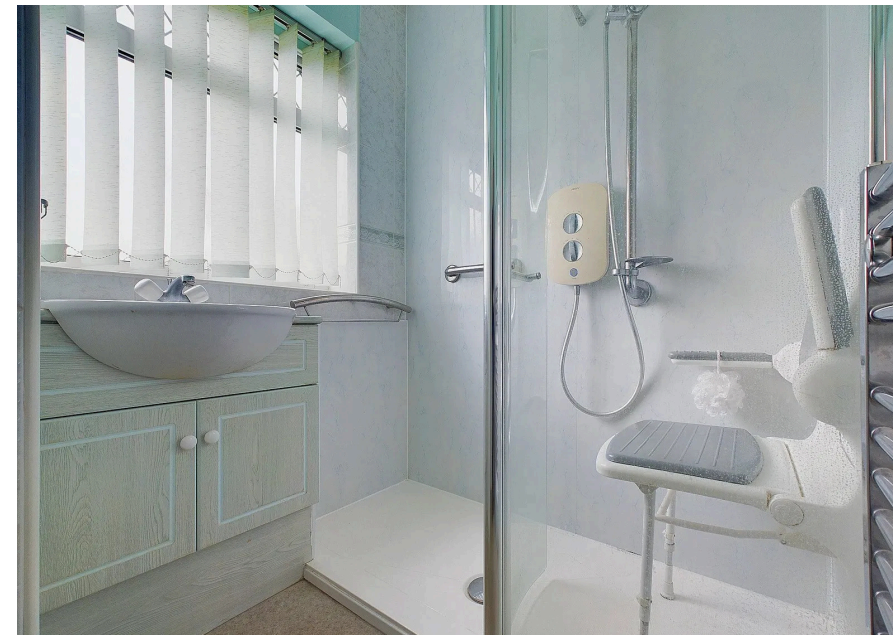
The front door opens to the entrance hall with stairs to the first floor and access to the ground floor accommodation. The lounge is situated to the front of the property with a south facing bay window looking out on the front garden. The kitchen has a range of fitted wall and base units, worksurfaces that incorporates a breakfast bar, gas hob with extractor fan above and oven beneath, integrated dishwasher and space and plumbing for washing machine and tumble drier. The separate dining room can be accessed from the hallway and the kitchen and provides ample space for dining table and chairs and a door to the under stairs storage cupboard. To the rear of the property is a generous size conservatory with double doors opening to the garden. Finishing the ground floor accommodation is a shower room with walk in cubicle and hand wash basin and a separate W.C. On the first floor there are two double bedrooms both benefiting from built in storage.

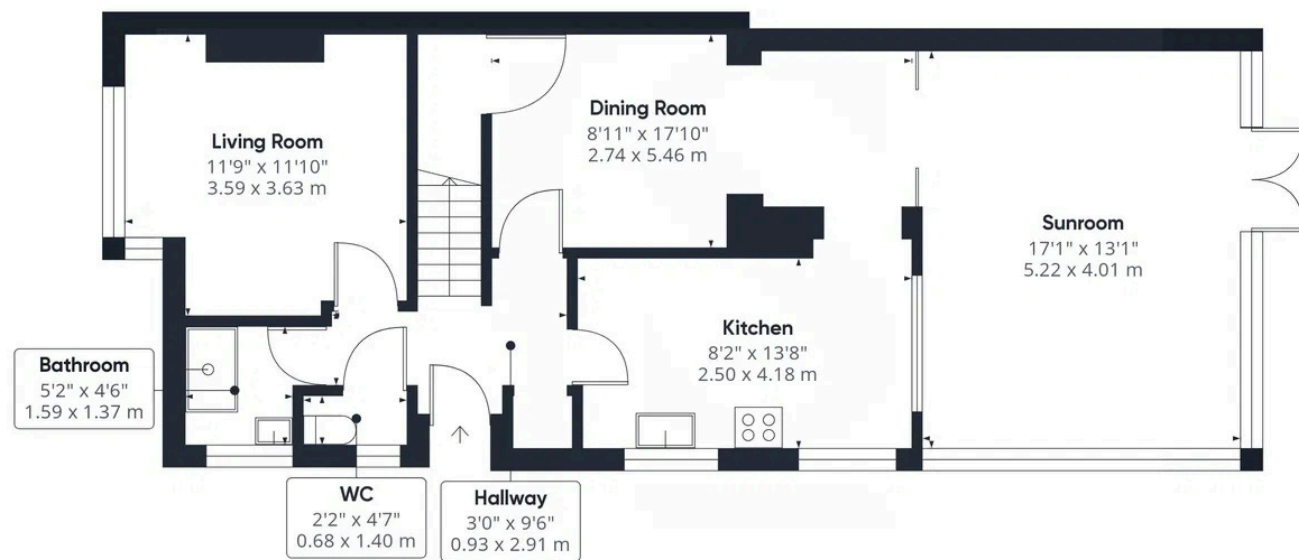
EXTERNAL

The property sits on a corner plot and benefits from surrounding gardens. These are mainly laid to lawn with a mixture of hedge/shrub and floral borders, and a separate patio area offering space for outside seating. There is gated access to the private driveway which leads to the garage that has an up and over door, power and side door to the garden.

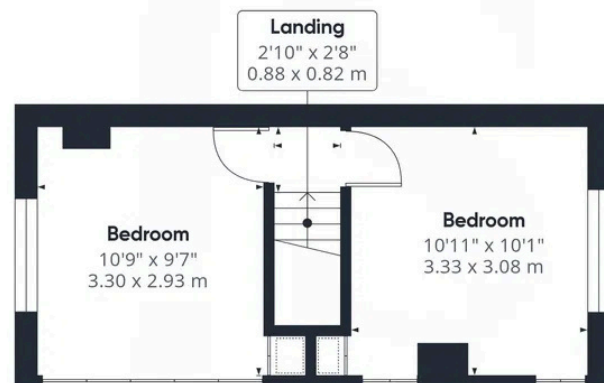
SITUATED

The property is very conveniently situated within walking distance to bus routes with local amenities on Bournemouth Avenue under half a mile, Lancing train station and amenities on North Road are approx. 0.6 miles away, and Beach Green with the popular Perch Cafe is just over a mile away. The A27 is a short drive away providing access into Worthing, Brighton or London.





Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
974.45 ft²
90.53 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	49	
(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: D

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.