



Priory Close, Lancing



Guide Price
£450,000
Freehold

- Guide Price £450,000 - £475,000
- No Ongoing Chain
- Large Modern Fitted Kitchen
- Off Road Parking
- EPC - C
- Detached
- Solar Panels On Roof
- Conservatory
- Downstairs W/C
- Four Bedrooms

***** Guide Price £450,000 to £475,000***** Robert Luff and Co are delighted to welcome to the market this fantastic four bedroom detached family home in the heart of Sompington with good transport links to the A27 and close proximity to Sompington Village. This house is positioned with rural views over Sompington and we believe offers everything a family home should start with off road parking at the front, entrance porch perfect for muddy shoes, a large lounge diner leading to the conservatory, modern fitted kitchen complete with a brand new range master oven and offers ample dining space, there is also a utility area and a downstairs w/c. Upstairs the space continues with four bedrooms and a family bathroom with a shower over bath. Outside the garden offers a secluded space maintained by fencing and laid mainly to lawn with mature borders.

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Accommodation

Front Entrance Door Info:

Porch with tiled floor, front door into:

Entrance Hall

Laminate wood flooring, door to kitchen, arch to lounge and understairs cupboard housing meters.

Kitchen 19'10 x 8'08 (6.05m x 2.64m)

Refitted kitchen with a range of matching wall and base units incorporating a sink unit with mixer tap and drainer, space and plumbing for appliances including dishwasher, new 'Range Master' with one and a half oven and gas hob, part tiled walls and door leading to the rear garden.

Utility Room 15'01 x 7'10 (4.60m x 2.39m)

Power, window to front and fully tiled.

Lean to/Storage

Ground Floor WC

Tiled floor, low level flush WC and wash hand basin.

Lounge/Diner

Double glazed window to front aspect, feature fireplace with brick surround, wood laminate flooring, two radiators and sliding door leading to:

Conservatory

Half brick built, power sockets and tiled floor.

Landing

Airing cupboard and loft access.

Bedroom One 13'07 x 12'03 (4.14m x 3.73m)

Two double glazed windows to front aspect, radiator.

Bedroom Two 12'08 x 12'04 max (3.86m x 3.76m max)

Double glazed window to rear aspect, carpeted and radiator.

Bedroom Three 11'09 x 8'01 (3.58m x 2.46m)

Double glazed windows to front and rear aspect with views of the countryside, carpeted and radiator.

Bedroom Four 9'11 x 6'11 (3.02m x 2.11m)

Double glazed window to rear aspect, radiator.

WEST Facing Rear Garden

Patio coming off the rear of the property, laid to lawn and fully fence enclosed.

Off Road Parking

Driveway providing off road parking for four cars.



3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.