



New Gardens, Lancing

Open To Offers
£400,000
Freehold

- Mid-Terrace House
- Three Bedrooms
- Modern Fitted Open Plan Kitchen/Diner
- Utility Room
- Sompting Village Location
- Residents Parking & Garage
- EPC Rating - TBC
- Council Tax Band - C
- Beautifully Presented Throughout
- Downstairs W/C Cloakroom

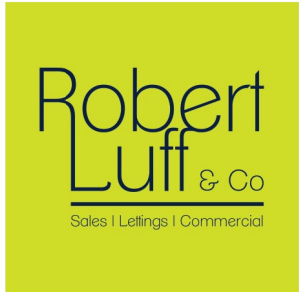
Nestled in the charming village of Sompting, Lancing, this rarely available terraced cottage offers a delightful blend of countryside living and modern convenience. The property boasts three cosy bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you are greeted by a welcoming reception room, ideal for relaxing or entertaining guests. The downstairs cloakroom adds a touch of practicality to this quaint cottage, alongside a useful utility space and beautifully modern open plan kitchen.

The low maintenance rear garden provides a tranquil outdoor space where you can unwind after a long day or enjoy a morning coffee in the fresh country air. With parking available for two vehicles, you'll never have to worry about finding a spot after a long day at work.

Located in the picturesque New Gardens on West Street, this property offers a peaceful retreat from the hustle and bustle of city life. Don't miss the opportunity to make this charming cottage your new home sweet home in the heart of rural Sompting.

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Accommodation

Porch

Wooden flooring.

Lounge 13'05 x 10'10 (4.09m x 3.30m)

Wooden floor. Radiator. Bay window.

Kitchen/Diner 19'02 x 11 (5.84m x 3.35m)

Wooden floor. Radiator. Stainless steel sink with drainer. Integrated dishwasher. Island with electric hob and oven under. Window. Door to garden.

Utility Room

Washing machine. Tumble Dryer.

WC Cloakroom 4'03 x 3'06 (1.30m x 1.07m)

Vinyl flooring. Radiator. Wash hand basin. WC. Window.

Bedroom One 13'05 x 10'11 (4.09m x 3.33m)

Carpet. Radiator. Double glazed window.

Bedroom Two 11'09 x 10'01 (3.58m x 3.07m)

Wooden floor. Radiator. Double glazed window.

Bedroom Three 9'11 x 7'10 (3.02m x 2.39m)

Wooden flooring. Radiator. Double glazed window.

Airing Cupboard

Bathroom 8'06 x 5'09 (2.59m x 1.75m)

Vinyl flooring. Low level WC. Wash hand basin. Double shower over bath. Fully tiled. Double glazed window.

Rear Garden

Protected Flint wall enclosed. garden with decking and steps leading up to artificial grass.

Garage En-bloc

Residents Parking



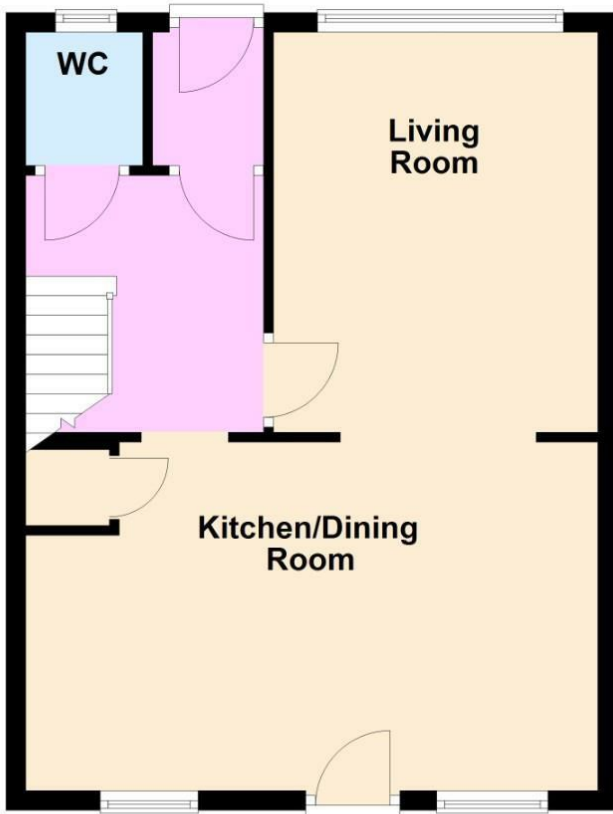
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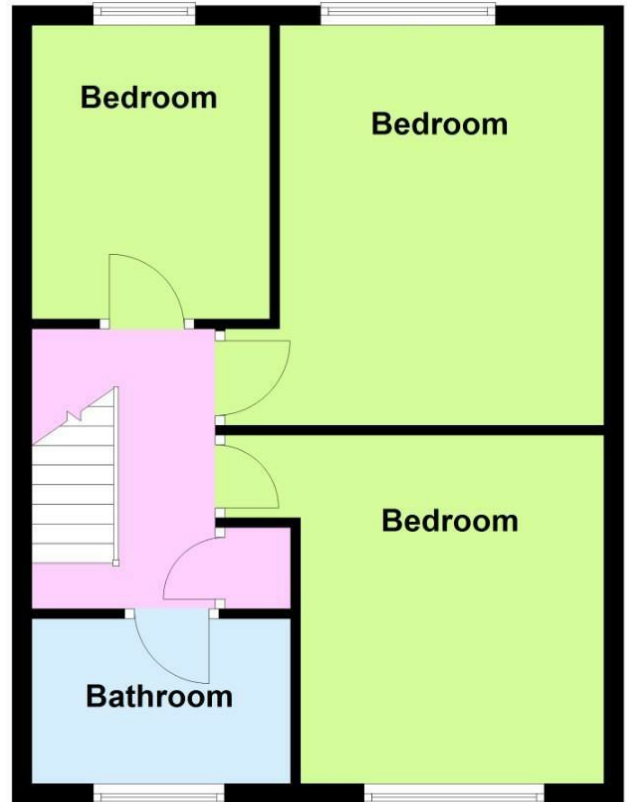
Ground Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



Total area: approx. 90.5 sq. metres (973.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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		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.