



## 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 - D
- Council Tax Band - C
- Beautifully Presented Throughout
- Downstairs W/C Cloakroom

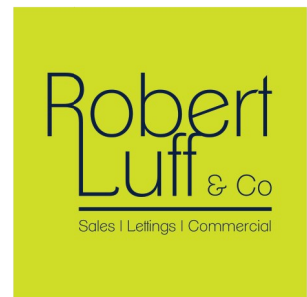
Nestled in the charming village of Sompting, Lancing, this rarely available terraced cottage offers a delightful blend of countryside living and modern convenience. The property boasts three cosy bedrooms, perfect for a growing family or those in need of extra space.

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.

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)







## 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



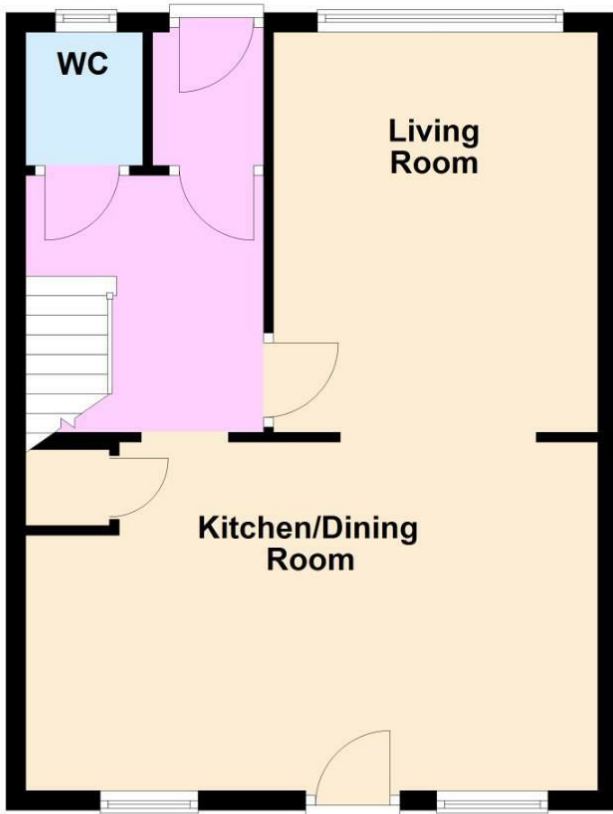
3-7 South Street, Lancing, West Sussex, BN15 8AE

T: 01903 331737 E: lancing@robertluff.co.uk

www.robertluff.co.uk

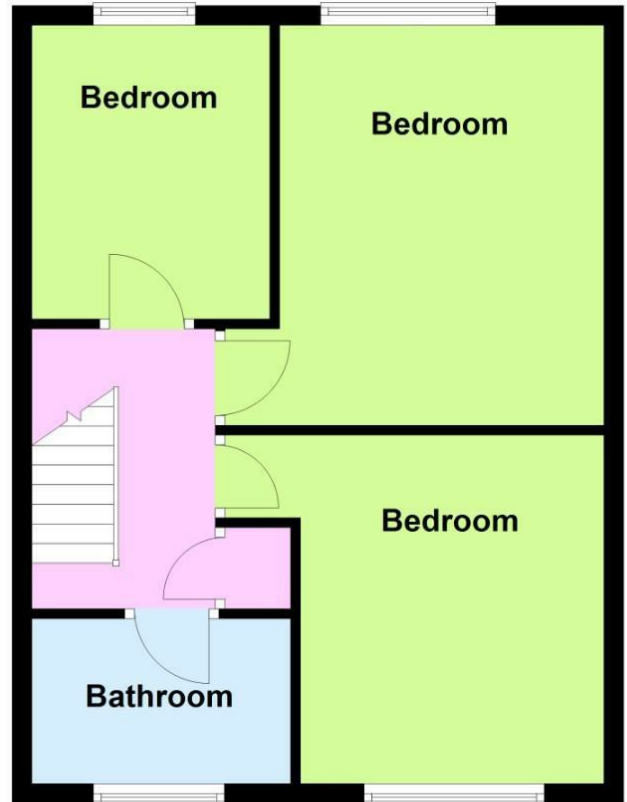
**Ground Floor**

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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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