



Rectory Walk, Lancing



Price
£350,000
Freehold

- Three Bedroom End Of Terrace House
- Garage En-Bloc
- Utility Space And Conservatory
- Council Tax Band - C
- Popular Sompting Location House
- Low Maintenance Rear Garden
- Close To Well Regarded Schools
- EPC - TBC

Welcome to Rectory Walk, Sompting, Lancing - a charming location for this delightful three-bedroom house.

Upon entering, you are greeted by a porch, leading to a good size entrance hall and further on to a lounge/diner, perfect for relaxing or entertaining guests. The property boasts three well-appointed bedrooms, offering ample space for a growing family or those in need of a home office.

The house features a modern bathroom, ensuring convenience and comfort for all residents. Additionally, the garage en-bloc provides extra storage space, a valuable asset in this sought-after area.

Situated close to well-regarded schools, this property is ideal for families looking to provide their children with a quality education. The low-maintenance rear garden is a tranquil retreat, perfect for enjoying a cup of tea on a sunny afternoon.

Furthermore, the utility room and conservatory add practicality and charm to this already appealing home. Whether you are looking for a peaceful sanctuary or a place to host gatherings, this property offers the best of both worlds.

Don't miss out on the opportunity to make this house your home - schedule a viewing today and experience the warmth and comfort that Rectory Walk has to offer.

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Accommodation

Front Door

To:

Porch

Internally door leading to:

Entrance Hall

Carpet, radiator stairs leading to first floor, doors to:

Lounge/Diner 10'10 x 25'04 (3.30m x 7.72m)

Carpet, radiator, double glazed bay window, doors to:

Conservatory

Carpet, double glazed window and patio doors to garden

Kitchen

Vinyl flooring, range of eye and base level units with work surfaces, space for washing machine, integrated oven with hob over and extractor hood, double glazed window, door to:

Utility Room

lean to space for additional kitchen cupboards, door leading to garden

First Floor Landing

Carpet, airing cupboard, double glazed window, loft access, doors to:

Bedroom 11'10 x 8'11 (3.61m x 2.72m)

Carpet, double glazed window, radiator

bedroom 13'00 x 10'06 (3.96m x 3.20m)

Carpet, double glazed window,

Bedroom 6'08 x 9'10 (2.03m x 3.00m)

Carpet, double glazed window, built in storage

Bathroom

Tiled floor, double glazed window, low level flush w/c, bath with shower over, heated towel rail

Outside

Garden

Enclosed via fencing, mainly laid to patio with artificial grass, rear access to garage compound

Garage

En bloc, with power and light, up and over door



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Total area: approx. 96.8 sq. metres (1041.7 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 | |

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