



Kendal Road, Lancing

Price
£400,000
Freehold

- Extended Three Bedroom Semi-Detached House
- Off Road Parking For Multiple Cars
- Utility Area
- Large Kitchen/Dining Room
- Council Tax Band - C & EPC Rating - D
- Popular Sompting Location
- Ground Floor Cloakroom
- No Ongoing Chain
- Additional Reception Room Which Could Be Made Into A Bedroom
- Ideal Family Home

Welcome to Kendal Road, Sompting, Lancing - a charming property that offers the perfect blend of space and comfort. This delightful house boasts two reception rooms, kitchen/dining room, three bedrooms, and two bathrooms, making it an ideal choice for a growing family or those who love to entertain.

Situated in a sought-after location, this extended family home features a downstairs w/c, providing convenience for you and your guests. The property also comes with the added benefit of no ongoing chain.

One of the highlights of this property is the additional reception room, which offers versatility as an office space or can easily be transformed into an extra bedroom to suit your needs. The low maintenance rear garden is perfect for relaxing or hosting outdoor gatherings, adding a touch of tranquility to your everyday life.

Don't miss out on the opportunity to make this house your home. With its spacious layout, convenient amenities, and potential for customisation, Kendal Road is ready to welcome you with open arms.

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Accommodation

Front Door

leading to:

Entrance Porch

Carpet, door to:

Entrance Hall

Carpet, radiator, doors to:

Lounge 26'6" x 12'2" (8.08 x 3.73)

Carpet, dual aspect double glazed windows, radiator, double glazed patio door to garden

Second Reception Room 4.95 x 3.73 (1.22m.28.96m x 0.91m.22.25m)

Vinyl flooring, double glazed window, radiator, internal door to the kitchen

Kitchen/Dining Room 19'5" x 11'3" (5.92m x 3.43m)

Vinyl flooring, double glazed window, radiator, range of eye and base level cupboards with work surfaces over, integrated oven with hob over, part tiled, sink drainer, door to:

Utility Room 4'4" x 6'3" (1.32m x 1.91m)

Space for utilities, door to garden & door to:

Downstairs W/C 5'5" x 3'9" (1.65m x 1.14m)

Low level flush w/c, wash hand basin

First Floor Landing

Carpet, doors to:

Bedroom One 11'8" x 10'0" (3.56m x 3.05m)

Carpet, double glazed window, radiator, built in storage

Bedroom Two 11'4" x 10'9" (3.45m x 3.28m)

Carpet, radiator, double glazed window

Bedroom Three 6'1" x 7'8" (1.85m x 2.34m)

Carpet, double glazed window, radiator

Family Bathroom 6'5" x 6'1" (1.96m x 1.85m)

Vinyl flooring, double glazed window, wash hand basin, low level flush w/c, panelled bath, fully tiled walls

Outside

Rear Garden

Mainly laid to patio enclosed by fencing

Off Road Parking

Dropped kerb, laid to driveway



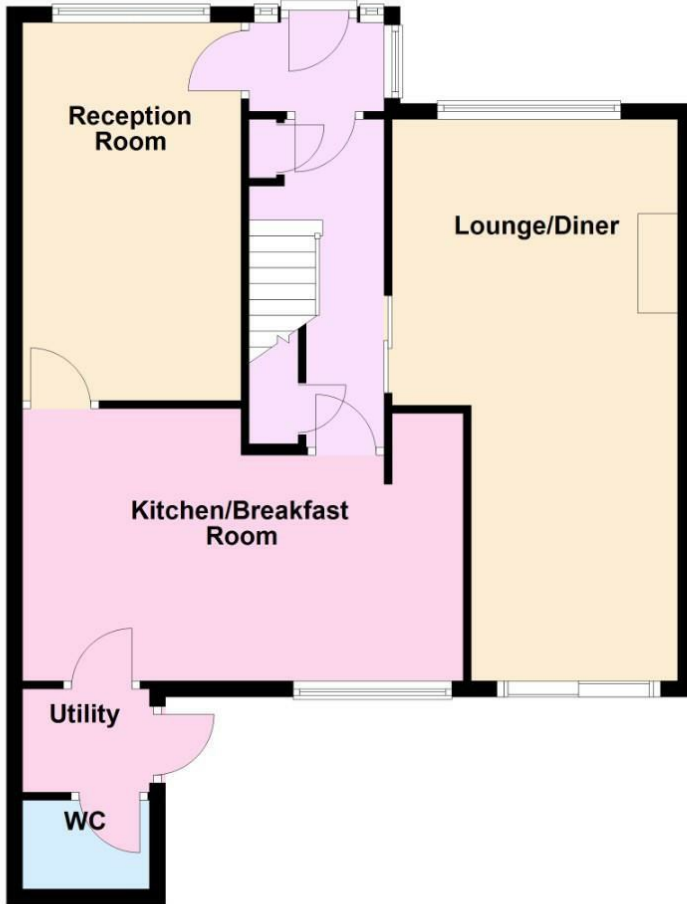
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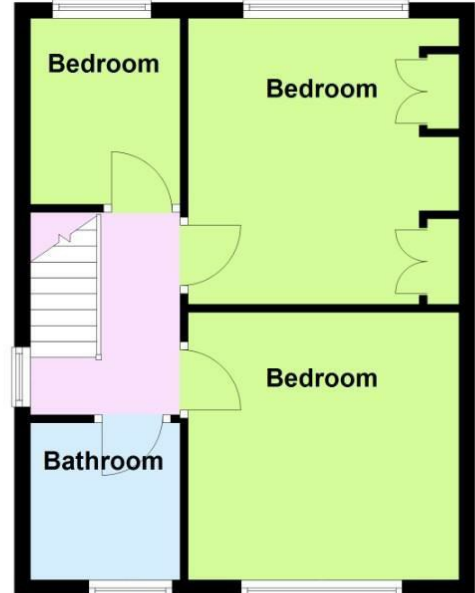
Ground Floor

Approx. 68.0 sq. metres (732.0 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



Total area: approx. 106.1 sq. metres (1142.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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