



Highview, Sompting



Guide Price
£500,000
Freehold

- Exceptionally Well Presented Detached Family Home
- En Suite to Master Bedroom
- Situated on the Edge of the South Downs
- Pitched Roof Garage
- EPC: TBC
- Four Good Sized Bedrooms
- Two Reception Rooms
- Secluded Rear Garden
- Private Driveway
- Council Tax Band: E

GUIDE PRICE £500,000 - £525,000 Robert Luff & Co are delighted to offer this exceptionally well presented detached family home enviably located backing onto the South Downs National Park in North Sompting. The spacious accommodation briefly comprises: Entrance hall, ground floor WC, South facing living room, separate dining room, fitted kitchen, conservatory, first floor landing, master bedroom with en-suite shower room, three further generous bedrooms and family bathroom. Outside, there is a secluded, low maintenance rear garden, pretty front garden and a long private driveway to a garage. The property benefits from distant sea and down-land views from the first floor, gas central heating and double glazing. VIEWING ESSENTIAL!!

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Accommodation

Entrance Hall

Double glazed front door, dado rail, double glazed window, coving, door to cloakroom,

Cloakroom

Low level flush WC, wash hand basin, part tiled walls, coving, plumbing for washing machine, frosted double glazed window, radiator.

Lounge 17'10" x 18'1" narrowing to 14'8" (5.44m x 5.51m narrowing to 4.47m)

Double glazed window to front, coving, picture rail, understairs storage cupboard, feature fireplace surround, TV aerial point, two radiators.

Dining Room 9'9" x 9'1" (2.97 x 2.77)

Double glazed windows and French doors, coving, radiator.

Conservatory 12'9" x 7'6" (3.89m x 2.29m)

Double glazed windows and French doors, fitted blinds, radiator and underfloor heating

Kitchen 9'8" x 8'8" (2.95 x 2.64)

Double glazed windows to side and rear, double glazed door. Range of fitted wall and base level units, fitted roll edged work surfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, fitted electric oven, gas hob and extractor hood, integrated fridge/freezer and dishwasher, fully tiled walls.

Stairs to First Floor Landing

Loft hatch accessing part boarded loft with access ladder and combination boiler. Double glazed window, airing cupboard with slatted shelves.

Bedroom One 11'1" x 10'3" (3.38 x 3.12)

Double glazed window to rear with views to the South Downs National Park, radiator, fitted wardrobe with hanging space, shelves and drawers, coving, down lighters, door to en suite.

En Suite

Low level flush WC, wash hand basin set in vanity unit with mixer tap, radiator, tiled splash back, shower cubicle with screen, tiled walls and floor, down lighters, frosted double glazed window.

Bedroom Two 10'3" x 9'4" (3.12 x 2.84)

Fitted wardrobes with hanging space, shelves and drawers, double glazed window to front with distant sea views, radiator, coving.

Bedroom Three 10'2" x 7'9" (3.10 x 2.36 (3.09 x 2.37))

Radiator, double glazed window, coving, dado rail, television point, cupboard with hanging space and shelves.

Bedroom Four 9'8" x 6'10" (2.95 x 2.08)

Radiator, double glazed window to rear with views over South Downs.

Family Bathroom

Low level flush WC, panel enclosed bath with mixer tap and separate shower head, wash hand basin set in vanity units, part tiled walls, heated towel rail, down lighters, frosted double glazed window, tiled flooring.

Rear Garden

Decking, flower bed, lower patio seating area, outside light, side access via gate.

Front Garden

Gravel area, decking, rockery and mature shrubs.

Private Driveway

Long private driveway offering ample parking for several vehicles.

Garage 16'5" x 8'9" (5.00m x 2.67m)

Brick built garage with a pitched roof, power and light, up and over door, personnel door to side.

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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		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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