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Description

Robert Luff & Co are delighted to welcome to the market this ideal family home positioned in a desirable area in Sompting which benefits from good local transport links, local shops and within catchment area for well regarded primary and secondary schools. Internally the property boasts a south facing lounge, a kitchen dining room, conservatory, two double bedrooms a further third bedroom, bathroom and separate w/c whilst outside benefits from front and rear gardens and a garage. The property is being sold with no on going chain.



Key Features

- Three Bedroom Semi-Detached House
- Spacious Rear Garden
- Ideal Position For Good Local Schools
- EPC - TBC
- New Boiler Fitted September 2024
- Garage & Parking To Rear Of Garden
- No Ongoing Chain
- Conservatory
- Council Tax Band - C



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3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co



Front Door

leading to:

Hallway

Carpet, stairs to first floor, doors to:

Lounge

3.40m x 4.47m (11'02 x 14'08)

Carpet, double glazed south facing window, electric fire in surround, radiator, opening to:

Kitchen/Diner

5.31m x 2.79m (17'05 x 9'02)

Fitted kitchen with range of eye and base level cupboards with surfaces over, space for washing machine and fridge freezer, oven with hob and extractor over, boiler on wall, stainless steel sink drainer, 3 x double glazed windows, dining area, doors to:

Conservatory

Double glazed UPVC windows and door to garden

First Floor

Bedroom Two

2.72m x 3.35m (8'11 x 11')

Carpet, double glazed window, radiator

Bedroom Three

2.11m x 2.72m (6'11 x 8'11)

Carpet, double glazed window, built in storage, radiator

Bedroom One

3.76m x 3.38m (12'04 x 11'01)

carpet, radiator, double glazed window

Shower Room

Tiled walls, double glazed window, walk in shower cubicle, wash hand basin, heated towel rail.

W/C

Low level flush w/c, double glazed window

Outside

Rear Garden

Mainly laid to lawn with mature flower beds and path leading to garage, gated side access to front

Front

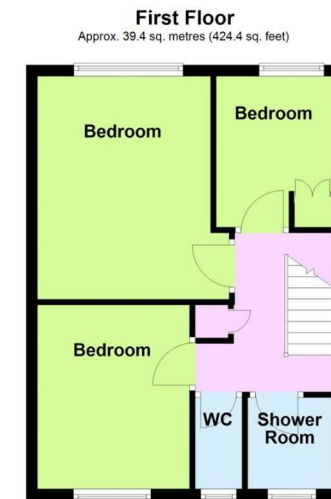
Laid to lawn with path to side

Garage

Power and light, remote controlled roller door to front, door to side from garden.



Floor Plan Test Road



Total area: approx. 83.3 sq. metres (896.5 sq. feet)



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	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(11-20) F	
(1-10) 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.

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