



5



1



2



C



Description

Robert Luff & Co are delighted to welcome to the market this spacious family home in a popular location with Sompting which offers easy access to local shops and bus routes and sits within catchment to well regarded primary and secondary school. Internally the property briefly comprises; good size lounge, modern fitted kitchen, five bedrooms one of which is currently arranged as a dining room and two bathrooms. Outside offers a wonderful, large, south west facing rear garden mainly laid to lawn with a large seating area, mature and well manicured flower beds and enclosed by fencing with side access. The property also features a great workshop at the rear of the property which would benefit a tradesman or could easily be converted into a home office, gym or summer house. The property is offered for sale with no ongoing chain. Call now to book your viewing.



Key Features

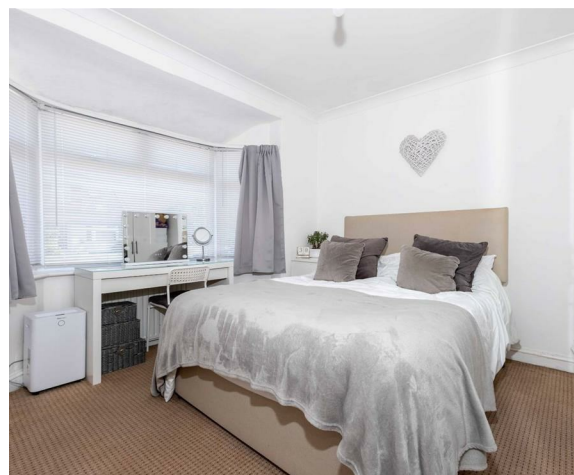
- Large Five Bedroom Chalet Bungalow
- Large Rear Garden With Patio & Lawn
- Close To Local Amenities & Transport Links
- Workshop At Rear Of Garden
- EPC - C
- Off Road Parking For Multiple Cars
- Prime Location In Sompting
- No Ongoing Chain
- Close To Local Primary & Secondary Schools
- Council Tax Band - B



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Front Door
leading to:

Hallway
Stairs to first floor, radiator,
doors to:

Bedroom
Carpet, double glazed bay
window, radiator

Dining Room/Bedroom
Carpet, radiator, double glazed
window, built in storage

Lounge
Carpet, radiator, double glazed
french doors to garden.

Bedroom
Carpet, radiator, double glazed
window

Kitchen
Range of eye and base level
cupboards with work surfaces
over, integrated oven with hob
and extractor fan over, double
glazed window, double glazed
patio door to garden, space for
washing machine and
dishwasher, stainless steel sink
drainer with mixer tap, fully tiled
walls

Bathroom
Low level flush w.c, wash hand
basin, bath with shower over,
double glazed window

First Floor

Landing
doors to:

Bedroom
Carpet, radiator, double glazed
window & velux window

Bedroom
Carpet, radiator, dual aspect
double glazed window & double
glazed velux window

Bathroom
Low level flush w.c, wash hand
basin, bath with shower over,
double glazed window

Outside

Garden
South west facing rear garden
mainly laid to lawn with large
patio seating area with mature
and well kept flower beds,
enclosed by fencing with side
access.

Workshop
Timber fronted workshop with
power and light, has been used
as a trades workshop and could
be converted to a home office,
gym or summer house if required

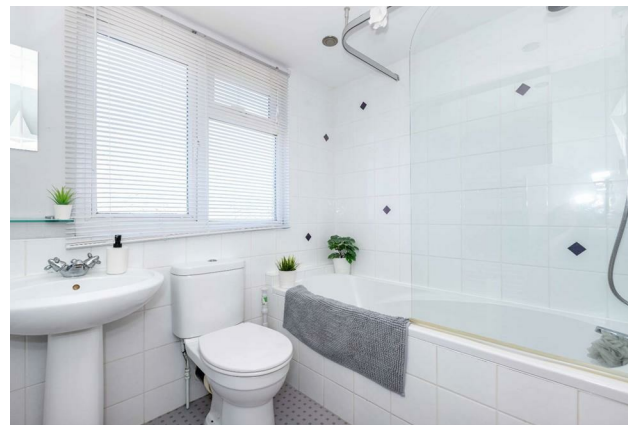
Front
laid to patio with dropped kerb
giving parking for multiple cars



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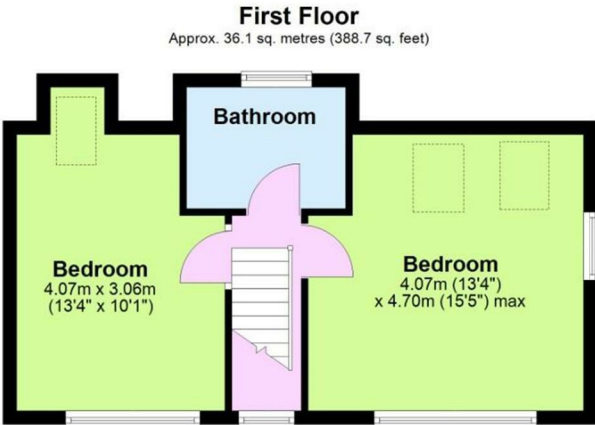
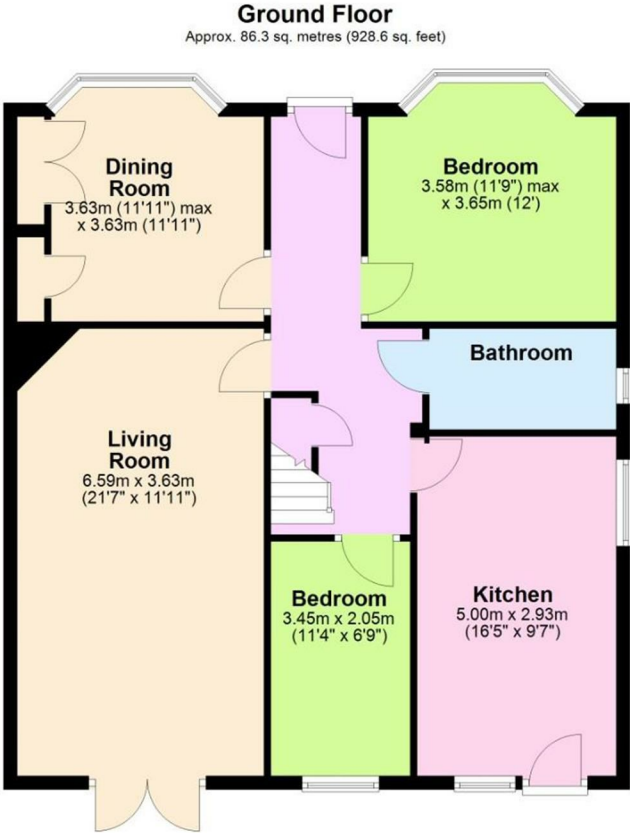


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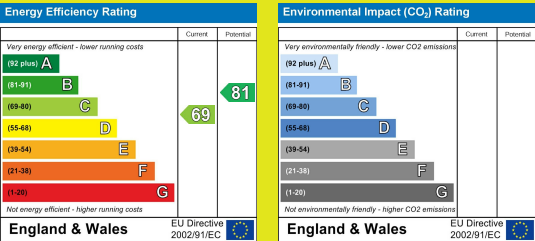
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Floor Plan Berriedale Drive



Total area: approx. 122.4 sq. metres (1317.3 sq. feet)



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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