

Berriedale Drive, Lancing

Freehold - Offers In Excess Of £500,000



5



1



2



C



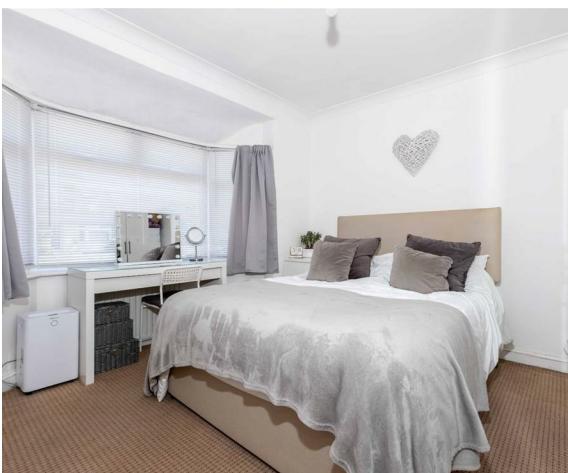
## Description

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





**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

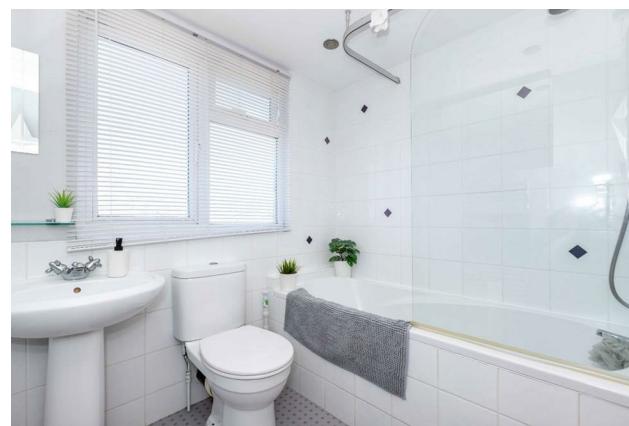
**Outside**

**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



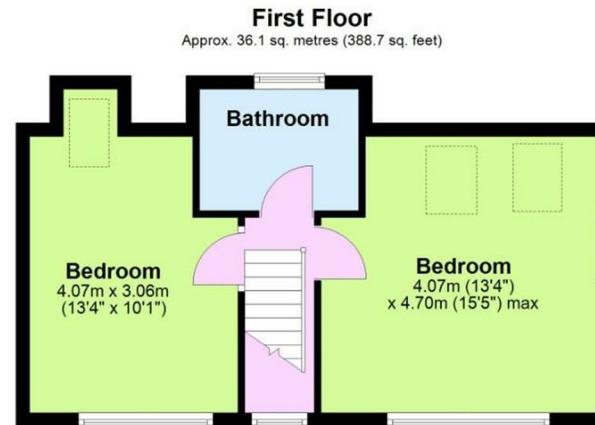
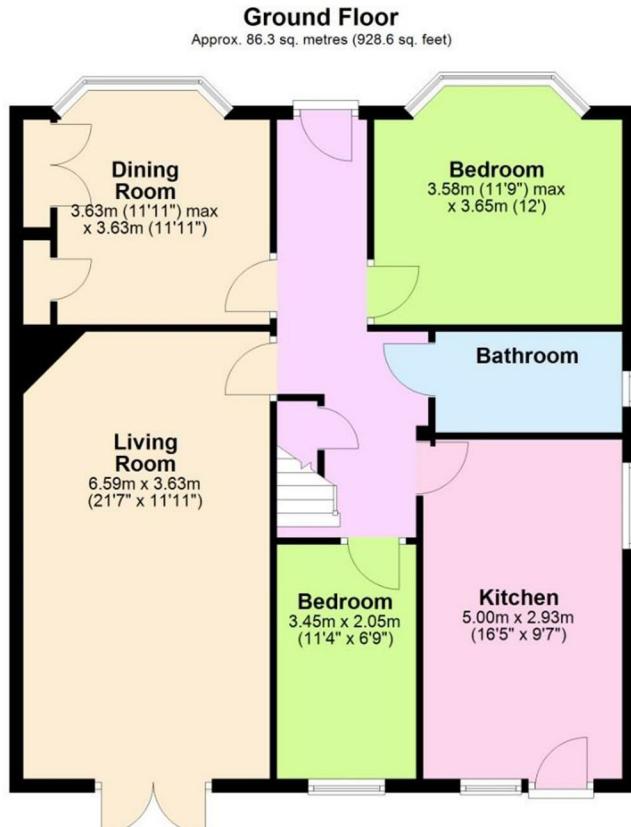


[robertluff.co.uk](http://robertluff.co.uk)

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)

Robert  
Luff  
& Co

## Floor Plan Berriedale Drive



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	69	81
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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01903 331737 | lancing@robertluff.co.uk

Robert  
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