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## Description

Robert Luff and co are delighted to welcome to the market this ideally situated semi-detached bungalow. Positioned within a secluded road in Sompting which offers access to local amenities and good public transport links this bungalow boasts two double bedrooms, a wet room, reception room and kitchen internally whilst externally benefiting from a good size west facing rear garden, detached garage, off road parking and front garden and is being sold with no on going chain. The property requires modernisation throughout and could be extended subject to the necessary planning consents.

## Key Features

- Two Bedroom Semi-Detached Bungalow
- Detached Garage
- In Need Of Modernisation Throughout
- Close To Local Amenities
- No Ongoing Chain
- Off Street Parking
- West Facing Rear Garden
- Popular Location In Sompting
- Council Tax Band - C
- Could Be Extended STNPC



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### **Front Door**

Leading to:

### **Entrance Hall**

### **Bedroom**

Carpet, double glazed window, electric storage heater

### **Bedroom One**

Carpet, double glazed window, electric storage heater

### **Lounge**

Carpet, double glazed patio door, double glazed window, fireplace with surround

### **Kitchen**

Dual aspect double glazed windows, double glazed patio door, vinyl flooring, space for utilities, range of cupboards with work surfaces

### **Wet Room**

Vinyl flooring, double glazed window, shower, wash hand basin, low level flush w/c

### **Outside**

### **Rear Garden**

well maintained rear garden mainly laid to lawn with shrubs and borders, side access enclosed by fence

### **Garage**

detached garage with power and light and up and over door

### **Off Road Parking**

Driveway with dropped kerb

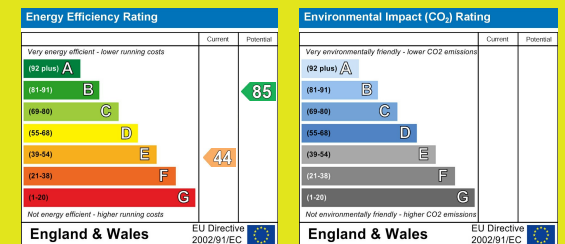
### **Front Garden**

Laid to lawn.

## Floor Plan Ambleside Road



Total area: approx. 49.3 sq. metres (530.7 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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