



Western Road, Sompting, Lancing, West Sussex, **BN15 9TY**  
**Offers Over £550,000**



A beautifully presented and generously proportioned four bedroom detached chalet bungalow benefitting beautifully landscaped garden, off road parking, two bathrooms, utility room and providing generous proportions throughout. Viewing is advised to appreciate the quality this home has throughout.



# Key Features

1. Four Doyuble Bedromm
2. Detached Chalet
3. Conservatory
4. Two Modern Fitted Bathroom
5. Generous Rear Garden
6. Beatifully Presented



**4 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

Entering into the lobby of this beautiful family home, this room is the perfect home for coats and muddy shoes. Wandering through the front door into the hallway, the ground floor has been laid with a bespoke wooden effect laminate throughout the main living areas. Located on this floor are two generously sized double bedrooms along side the 15 foot lounge. This space hosts a gas feature fire place, which adds an element of warmth and comfort to this social space. The downstairs bathroom has been tiled floor to ceiling with a classy grey tiling with a walk in shower cubical, WC, bidet and hand wash basin. Next door to the bathroom, this property is fortunate enough to have a separate utility room which has space for a washing machine and/or tumble drier and fridge freezer. At the rear of the home is a stylish, modern kitchen with all integrated appliances, including a double oven, induction hob with over head extractor hood and fridge. Opening up into the conservatory which overlooks the very well maintained garden. Upon the first floor are a further two greatly sized double bedrooms, one of which hosting built in wardrobes and the master bedroom benefitting from dual aspect views via the Velux windows. The second family bathroom is also to be found on the first floor with a gloss white bath tub, hand wash basin and WC

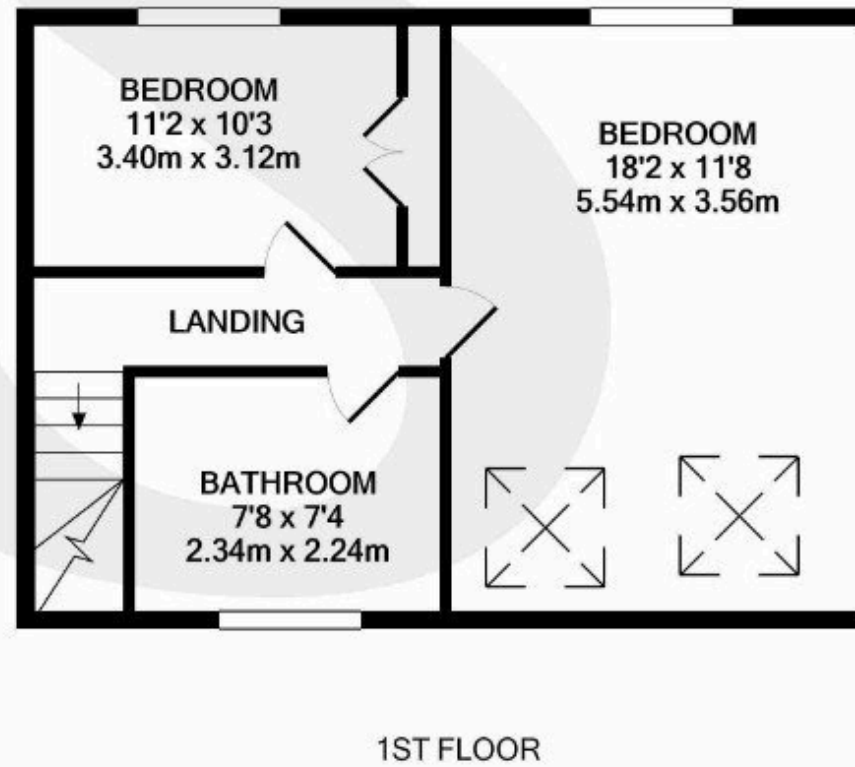
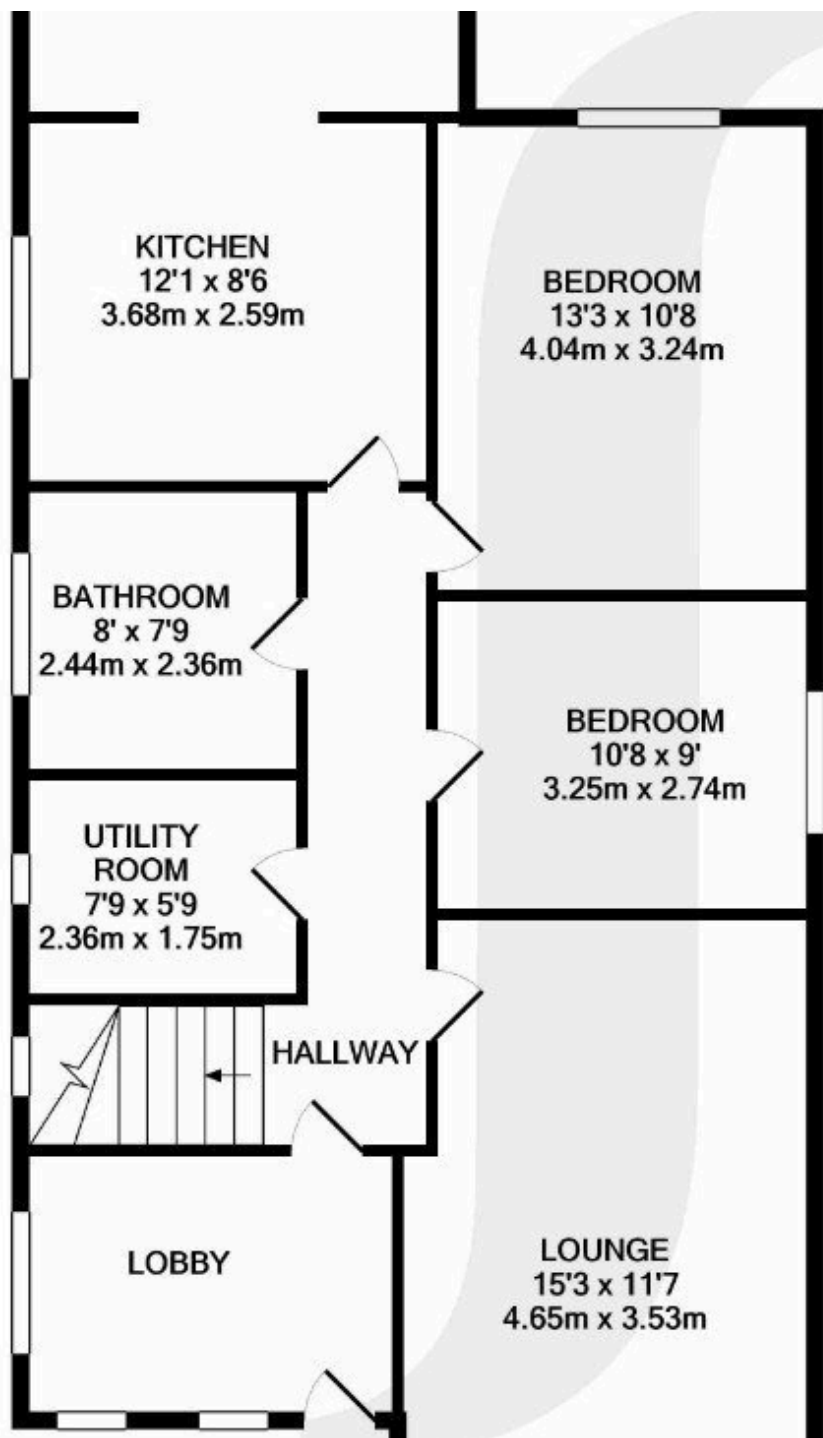
## EXTERNAL


As you pull into this white fronted family home you will find off road parking for a number of cars that has been laid with grey slabbed paving whilst being surrounded by a small brick wall and provides side access to the rear of the property. The back garden has been mainly laid with artificial lawn with a sundrenched patioed area that is accessible directly out the double doors of the conservatory which is perfect for alfresco dining in the summer months. On the opposite side of the garden is a decked seating area, this portion of the garden has been covered by a fitted feature wooden veranda.

## SITUATED

The property sits just over a mile from Lancing station, which has direct routes to Brighton, London and Portsmouth, and just over a mile from the popular Lancing beach. It benefits from being on a main bus route which takes you to Worthing and surrounding areas.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.