



Valley Road, Sompting, BN15 0JP
Offers In The Region Of **£450,000**





A beautifully presented and deceptively spacious extended and converted three bedroom chalet bungalow situated within this downland, picturesque location but also maintaining easy access to the A27 for commuting. Particular benefits include ensuite, downstairs bedrooms and bathroom, 26ft lounge and southerly aspect garden.



Property details: 45 Valley Road Lancing | BN15 0HW

Key Features

- Semi Detached Bungalow
- Three Bedrooms
- Opportunity For A Fourth Bedroom (subject to minor changes)
- South Facing Garden
- Off Road Parking
- Walking Distance To South Downs
- Generous 26ft Reception Space
- Ensuite shower room



3 Bedrooms



3 Bathrooms



1 Reception Room

INTERNAL

The property is entered into porch with vaulted ceiling and space for coats and shoes. An internal front door leads you into the hallway with stairs leading up to the first floor and doors to the ground floor bedrooms, family bathroom and lounge. Two double bedrooms are situated to the front of the bungalow and have adequate space for furniture. A downstairs family bathroom benefits bath with shower over, wall mounted sink and wc. A particular feature of this home is the extended open plan sitting room/dining room and kitchen space with doors leading out to the southerly aspect garden. This room is an impressive 26ft and has a wealth of space depending on your individual needs. The kitchen offers its own space being separated from the living accommodation. Benefitting a range of eye and base level units, space for appliances door directly into the garden. To the first floor landing, being a bright and airy spacious open plan landing with storage and doors to all rooms. On this floor is the master suite benefitting views over the fields with the potential to become a balcony opening up onto the flat roof below. The master suite benefits a newly fitted shower room with walk in shower cubicle, sink inset vanity unit and wc.

On this floor is a further modern fitted shower room and a study room, which has planning to become bedroom four with planning permission granted for a front dormer. This room benefits a Velux window and would make a great office space if not a bedroom.

EXTERNAL

To the front of the property is mainly laid to hardstanding with off road parking for one vehicle and pathway leading to striking green front door with views down the side of the property over the fields. The rear garden is southerly aspect being mainly laid to lawn with decked area suitable for table and chairs and a summer house at the bottom of the garden.

SITUATED

Valley Road is just over a mile and a half away from the train station in central Lancing which can take you to Worthing, Brighton or even London. The A27 is a short drive from the property meaning that you've got easy access to the whole of the south coast and both Heathrow and Gatwick airports. Perfectly situated near the South Downs National Park.

COUNCIL TAX BAND B





Approximate total area⁽¹⁾
 1455.13 ft²
 135.19 m²

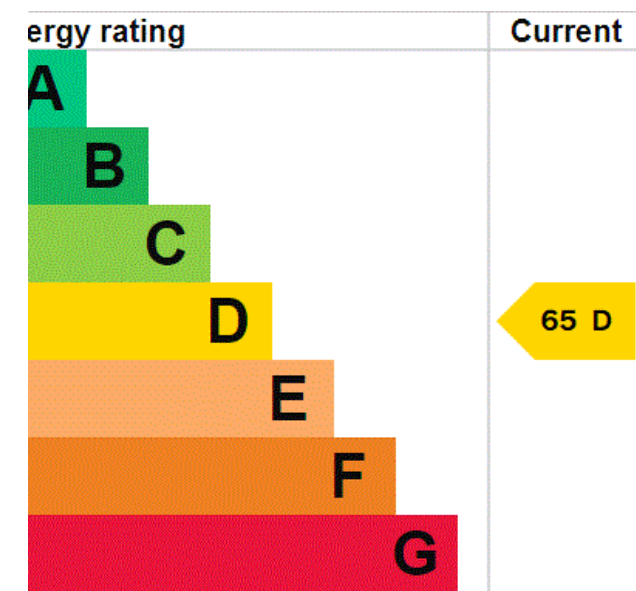
Reduced headroom
 44.08 ft²
 4.10 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: B

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.