



1 Street Barn, Sompting, BN15 OGN
Offers Over **£450,000**



Available to the market for the first time since being built, is this beautifully presented two bedroom detached bungalow in this convenient yet private cul-de-sac location. Benefitting attached garage, southerly aspect garden, en suite shower room, log burner and with no work required..



Property details: 1 Street Barn, Sompting

Key Features

- Two Bedrooms
- Detached Bungalow
- En Suite Shower Room
- Modern Fitted Kitchen And Bathroom
- Garage
- Southerly Aspect Garden
- Off Road Parking
- Motivated Vendor
- Family Bathroom
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2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The bungalow is approached and entered via a mint green feature front door leading into a generous and bright L shaped hallway. Doors lead to all rooms on this one level bungalow. The lounge benefits a dual aspect, westerly with a feature log burner. The kitchen is located to the rear of the bungalow and is modern fitted with a range of eye and base level units with built in oven and hob. The property benefits a free standing dishwasher and space for a fridge freezer and washer/dryer. There are two bedrooms, both of which are doubles. The master bedroom benefits from a view over the southerly aspect garden and door leads to the ensuite shower room. The family bathroom comprises a bath with hand held shower over, sink and wc.

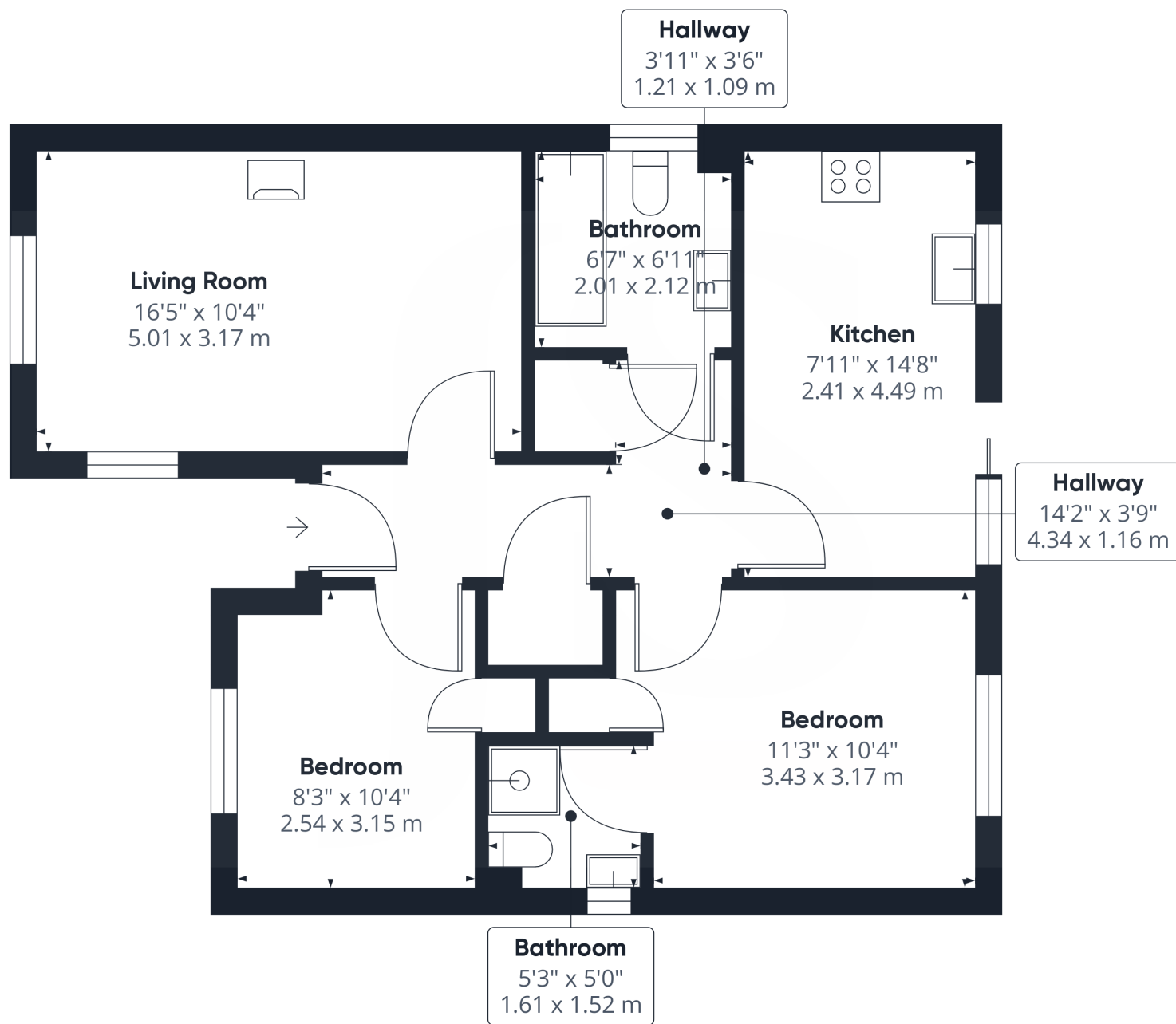
EXTERNAL

The front garden has feature shrub borders and pathway leading to the front door. Attached to the side of the home is the garage with up and over door and door into the rear garden. The rear garden is a southerly aspect sun trap rear garden being fence enclosed and laid to lawn.

LOCATION

The property is located in a particularly desirable location in the heart of Sompting Village and is just a short drive away from the A27 which allows access to the whole of the south coast. There is restaurant just a short walk away and a local public house. Lancing train station is approximately a mile and a half away allowing direct access to London Victoria and Gatwick in just under an hour. Bus routes are also close at hand if you would prefer this method of transport.





Approximate total area⁽¹⁾
675.28 ft²
62.74 m²

(1) Excluding balconies and terraces

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: 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.