



Ambleside Road | Sompting | Lancing | BN15 9SE
Asking Price Of **£425,000**





An extended semi-detached home situated on a corner plot, with four double bedrooms, 25ft living room, refitted modern shower room. Other benefits are a south facing garden, off road parking and garage. No ongoing chain.



Property details: 33 Ambleside Road, Sompting, Lancing, BN15 9SE

Key Features

- Extended Semi-Detached Chalet
- Corner Plot
- Four Double Bedrooms
- Refitted Shower Room
- 25ft Living Room
- South Facing Rear Garden
- Off Road Parking
- Garage
- Close To Amenities
- Chain Free



4 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The generous living room has a southerly aspect with floor to ceiling windows and door to the rear garden and offers space for lounge and dining furniture. The kitchen has a range of matching wall and base units, incorporating a breakfast bar, space and plumbing for washing machine, fridge freezer and cooker. There are two double bedrooms on the ground floor both having built in cupboards / wardrobes, also on the ground floor is the refitted shower room with tiled walls and comprises a walk in shower, hand wash basin with storage beneath and button flush W.C. On the first floor there are a further two double bedrooms, both of which benefit from fitted wardrobes and the primary bedroom also having a hand wash basin. On the landing there is a separate W.C and airing cupboard.

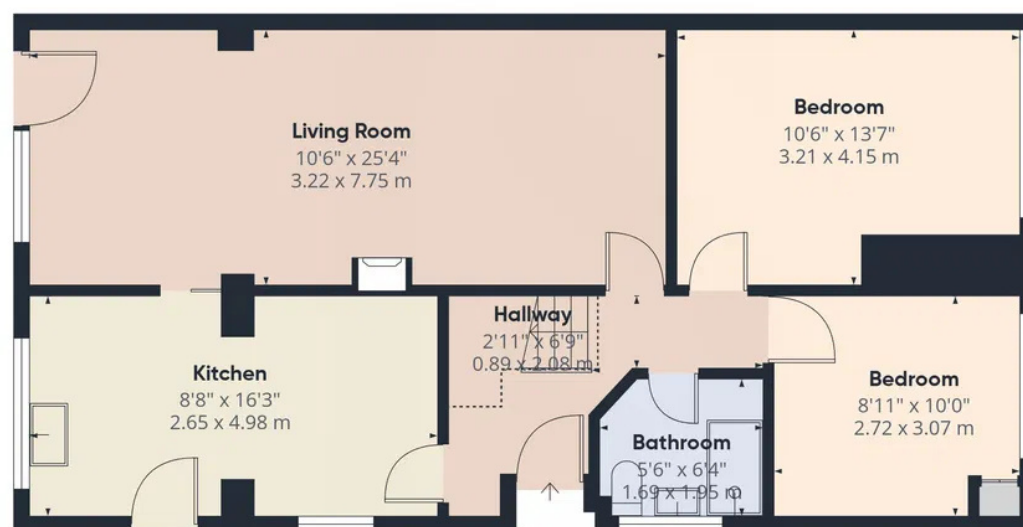
EXTERNAL

Being on a corner plot the property gardens surround the the property, predominantly laid to lawn with floral and shrub borders and driveway providing off road parking leading to the garage. The wall enclosed rear garden is south facing and laid to paving for ease of maintenance with gated access to the driveway.

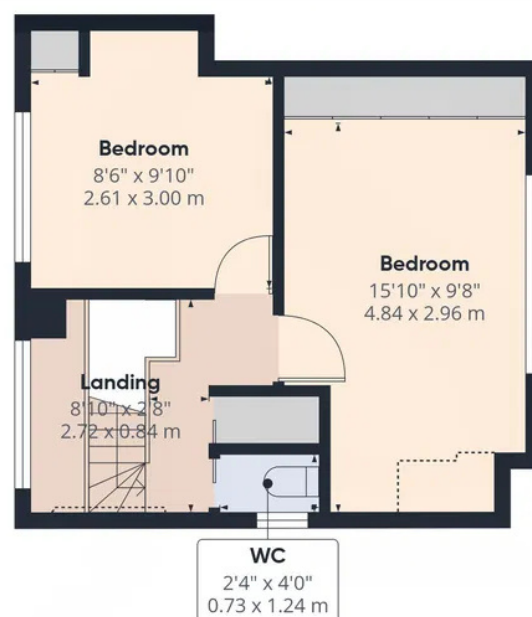
SITUATED

The property is situated in a popular residential area with local amenities nearby on Bowness Avenue, approximately 0.9 miles from Lancing train station, Approximately 1.2 miles to Lancing seafront with the ever popular 'Perch Cafe' and Lancing Village, which boasts a wide variety of shops and cafes. The A27 is also close by which is ideal for commuting to Worthing, Brighton and London and gives you access to the whole of Sussex.





Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1063 ft²
98.7 m²

Reduced headroom
28 ft²
2.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

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.