



18 Osborne Close, Sompting, Lancing, BN15 9UZ
Guide Price £485,000

and company
bacon
Estate and letting agents



Deceptively spacious five bedroom, three bathroom semi detached bungalow benefiting from an attached annex allowing separate living accommodation located within a quite cul-de-sac in Sompting. Briefly the property comprises: entrance hall, open plan living room/kitchen/diner, shower room, two bedrooms and reception hall with hidden door concealed within book case opening to: ATTACHED ANNEX: Lounge area, three bedrooms, shower room and ensuite. Externally the property benefits from a secluded WEST aspect rear garden, front garden, garage and off road parking for 2-3 vehicles. The first floor Velux windows offers views of the South Downs and Sompting Abbotts School. The property is conveniently located within close proximity to local schools, shops, amenities and access to the A27. Internal viewing highly recommended to appreciate the size and layout of the property.

- Sompting Cul-de-Sac Location
- Deceptively Spacious Semi Detached Bungalow
- Five Bedroom
- Three Bedroom Attached Annexe
- Open Plan Living/Dining Room
- Three Bathrooms
- West Aspect Rear Garden
- Front Garden
- Garage
- Off Road Parking



SEMI DETACHED BUNGALOW

Private door to:

Entrance Hall

Level and coved ceiling. Wood effect laminate flooring. Door to inner hall. Radiator.

Open Plan Living Room/Kitchen

6.60m x 3.25m (21'8 x 10'8)

Living Room - 4.06m x 3.25m (13'3" x 10'8")

Wood burner with brick built surround and hearth in front. Level and coved ceiling. Double glazed window to front. Radiator. Wood effect laminate flooring. Opening to:

Kitchen/Diner - 3.35m x 3.25m (10'11" x 10'8")

Roll top work surface having inset 1 1/2 bowl stainless steel sink with mixer tap and draining board. 4 ring gas hob with stainless steel splash back and extractor chimney over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for american style fridge/freezer. 2 'Indesit' fitted ovens. Fitted 'Panasonic' microwave. Excellent range of matching base units comprising of cupboards, drawers and full length units. Further eye level wall units with concealed under counter lighting. Double glazed french doors leading to patio area.

Shower Room/wc

2.36m x 2.16m (7'9 x 7'1)

Walk in shower having tiled floor and walls, wall mounted shower controls and glazed screen. Recessed shelving for storage. Pedestal wash hand basin with mixer tap. Close coupled wc. Ladder style towel radiator. Skylight. Inset ceiling spotlighting. Extractor fan. Shaving socket.

Bedroom

3.53m x 3.35m (11'7 x 11')

Double aspect overlooking rear garden. Two double glazed windows. Radiator.

Inner Hallway

Under stairs fitted desk with spotlighting above. Stairs leading to:

Bedroom

7.52m x 3.56m (24'8 x 11'8)

Double aspect having views of the South Downs National Park to the West. Four double glazed velux windows, one of which opens into a Velux cabriolet balcony window. Access to loft eves. Eves cupboard housing hot water tank.

Reception Room

2.90m x 2.16m (9'6 x 7'1)

Panelled wall. Wall mounted gas boiler supplying gas central heating. Level and coved ceiling. Radiator. Double glazed window. Hidden door concealed within book case opening to:

Opening from reception room to:

ATTACHED ANNEXE

Lounge Area

4.29m x 4.09m max (14'1 x 13'5 max)

Split level ceiling benefiting from LED lighting surround and inset ceiling spotlights. Double glazed window. Radiator. Understairs storage cupboard.

Shower Room

Fully tiled walls. Step in shower tray with electric shower and glazed screen. Vanity unit having concealed wc and wash hand basin with mixer tap. Shaving socket. Ladder style towel radiator. Inset ceiling spotlights. Double glazed window.

Bedroom

3.12m x 2.44m (10'3 x 8')

Double glazed window. Radiator. Tri-folding door opening into:

Bedroom

3.12m x 1.88m (10'3 x 6'2)

Double glazed French doors providing access to rear garden. Radiator.

Stairs from living room to:

Landing

Bedroom

4.39m x 4.95m into wardrobe (14'5 x 16'3 into wardrobe)

Two velux windows. Radiator. Recessed wardrobe with shelve and hanging space. Access to loft via hatch. Door to:

Ensuite

1.91m x 1.63m (6'3 x 5'4)

White suite comprising rounded bath tub with mixer tap and handheld shower attachment. Vanity unit having wash hand basin and mixer tap. Close coupled wc. Double glazed velux window. Inset ceiling spotlights.

OUTSIDE

West Aspect Rear Garden

Mostly laid to lawn. Enclosed 6ft fence surround. Mature borders of shrubs, small bushes, apple and pear trees. Access via side to front garden. Decked patio area.

Front Garden

Areas of laid to lawn. Allotment patches. Greenhouse. Chicken/hen coop. Access to garage and separate access to grass verge.

Garage

Power and light. Up and over door. Double glazed window. Side door to front garden.

Off Road Parking

Parking for 2-3 vehicles.

Tenure & Council Tax Band

Tenure: Freehold

Council tax band: Band C

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

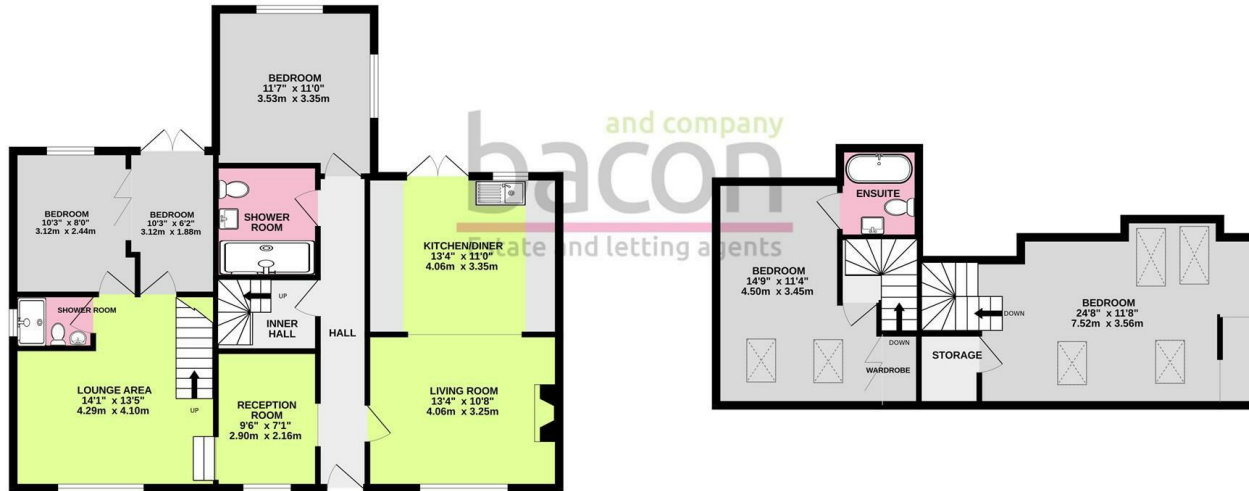






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1582sq.ft. (147.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

