



12 Valley Road, Lancing, BN15 0JR  
Asking Price £375,000

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A versatile and contemporary two or three bedroom semi-detached bungalow, located in the sought-after area of North Sompting. The accommodation offers flexible living, currently arranged as three bedrooms and two reception rooms, but easily adaptable to a two-bedroom, three-reception layout to suit your lifestyle. Inside, the property features an entrance hall, spacious living room, fitted kitchen, and a bathroom/WC. Externally, the home benefits from a well-maintained rear garden, a garage, and a driveway providing off-road parking for two vehicles. \*\*Offered with no onward chain.\*\*

The property is within close proximity to local shops, primary and secondary schools and popular trails along the South Downs.

- CHAIN FREE
- Semi Detached Bungalow
- North Sompting
- Close proximity to South Downs, Schools and Shops
- Versatile Living Arrangement
- Two or Three Bedrooms
- Two or Three Reception Rooms
- Contemporary Kitchen and Bathroom
- Garage
- Off Road Parking









### Entrance Hall

Radiator. Inset ceiling spotlighting. Access hatch to loft.

### Living Room

3.15m x 3.81m (10'4 x 12'6)

Double glazed patio door to Conservatory. Radiator.

### Conservatory

5.69m x 2.34m (18'8 x 7'8)

Double glazed window surround. Double glazed French door to garden. Radiator. Wall lighting.

### Kitchen

2.49m x 2.21m (8'2 x 7'3)

Work surface having inset stainless steel single drainer sink with extendable hose mixer tap and draining board. Four ring gas hob with extractor cooker hood over. Fitted fan oven. Space and plumbing for washing machine. Space for two fridge freezer. Matching range of cupboards, drawers, and eyelevel wall units. Double glazed window to side. inset ceiling spotlighting.

### Bedroom One

4.32m x 3.18m (14'2 x 10'5)

South facing. Radiator. Inset ceiling spotlighting. Double glazed patio door to:

### South Facing Sun Terrace

Decked balcony. Space for outdoor furniture.

### Bedroom Two or Dining Room

3.20m x 2.84m (10'6 x 9'4)

Double glazed patio door. Radiator. Inset ceiling spotlighting.

### Bedroom Three

3.18m x 2.67m (10'5 x 8'9)

Double glazed window to front. Radiator. Inset ceiling spotlighting.

### Bathroom/wc

White suite comprising: 'P' shaped panelled bath with mixer tap. Wall mounted controls with overhead rainfall shower and separate handheld attachment, glass shower screen. Pedestal wash hand basin with mixer tap. Close coupled WC. Part tiled walls. Shaving socket.

Double glazed window. Extractor fan. Inset ceiling spotlighting. Ladder style towel radiator.

### Outside

#### Rear Garden

Split level. Decked patio area with space for outdoor furniture. Bordered of small trees. 6ft fence surround. Remainder being artificial grass. Access to side.

### Garage

Up and over door. Power and light. Personal door to rear garden.

### Driveway

Off road parking to front for up to two vehicles. Border of small trees and bushes.

### Council Tax Band & Tenure

Tenure: Freehold

Council tax band: Band C

Draft version: 1

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








## GROUND FLOOR



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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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 

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.



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