



PEAR  
PROPERTIES



Knights Gate, West Street, Sompting  
West Sussex

Offers Over £270,000



## 5, Knights Gate

West Street, West Sussex

2 bed, 2 bath apartments in a new build with modern comfort and architectural charm. Neff appliances, luxury bathrooms, lift access, long lease. Prime location near A27, allocated parking with EV charging. Air source heat pump, underfloor heating. Ideal for modern eco-conscious buyers, conveniently located in Sompting with easy access to Worthing and Brighton.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- A Selection of Two Bedroom/Two Bathroom Apartments
- Beautiful Newly Built Building
- Luxury Bathroom and En-Suite to Master
- Convenient Location with Easy Access to A27
- Air Source Heat Pump with Underfloor Heating Throughout
- Open Plan Kitchen/Living Areas
- Long Leases – Remainder of 999 Years
- Each With An Allocated Parking Space with EV Charging
- Integrated Neff Appliances
- Passenger Lift Access With Video Entry Phone



### **Hallway**

4' 0" x 15' 11" (1.23m x 4.84m)

A welcoming entrance hall with multiple storage cupboards, attractive engineered Oak flooring which flows through to open plan kitchen/living room, Oak internal doors, telephone entry phone system.

### **Kitchen/Living Area**

16' 3" x 21' 7" (4.95m x 6.58m)

A fantastic size open plan kitchen/living room with double windows letting in lots of natural light. Kitchen area comprises of a range of wall and base units and drawers, under unit LED lighting, boiling water tap and quality Neff integrated appliances to include; fridge/freezer, washer/dryer, dishwasher, oven, hob and extractor fan. The rest of the room allows ample space for dining table as well as living room set up.

### **Bedroom One**

9' 9" x 9' 0" (2.96m x 2.74m)

Additional 'inner hall' to bedroom measures 3.20m x 1.05m. A great size master bedroom with in-built wardrobes, quality carpet and door leading to ensuite.

### **En-Suite Shower Room**

7' 11" x 3' 11" (2.41m x 1.19m)

A stylish shower en-suite complements the master bedroom. Comprising walk in shower cubicle with both waterfall shower and handheld shower attachment, vanity sink unit, mirror, WC and chrome heated towel rail.

### **Bedroom Two**

16' 1" x 8' 5" (4.91m x 2.56m)

A further good size double bedroom.

### **Bathroom**

5' 7" x 7' 9" (1.71m x 2.36m)

A contemporary tiled bathroom comprising bath with waterfall and handheld shower overhead, vanity sink unit, mirrored cabinet, WC and chrome heated towel rail.



## COMMUNAL GARDEN

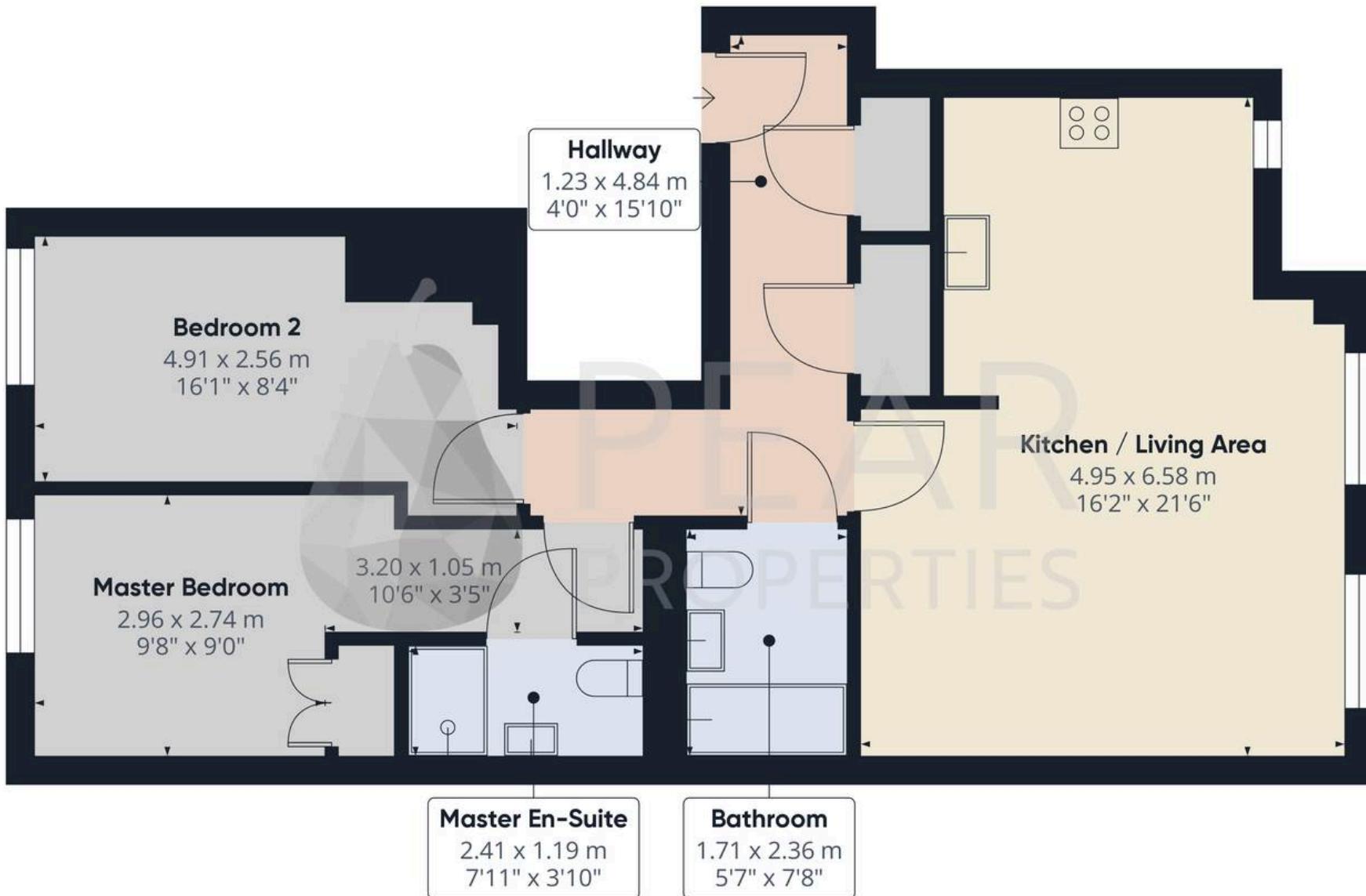
A large communal garden predominantly laid to lawn, perfect for entertaining or relaxing.

## ALLOCATED PARKING

1 Parking Space

Allocated parking space with EV charging point.





Approximate total area<sup>(1)</sup>

69.89 m<sup>2</sup>

752.29 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



# Pear Properties

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