



PEAR
PROPERTIES



44 Abbey Road, Sompting
Lancing

Offers Over £500,000



44 Abbey Road

Sompting, Lancing

Immaculate 4-5 bed chalet with modern design, open plan living, and cosy snug room. South facing garden with deck, garden room, and ample parking. Virtual tour available to explore charm and functionality.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Four to Five Bedroom Semi Detached Chalet
- Immaculately Presented Throughout
- Extended Open Plan Kitchen/Dining/Living Room
- Separate Snug Living Room
- Ground Floor Family Bathroom and First Floor Shower Room
- South Facing Landscaped Rear Garden
- Off Road Parking for Multiple Vehicles
- Garden Room/Home Office/Study
- Please Take A Look At Our Virtual Tour & Walk Through Video



Hallway

3' 6" x 24' 0" (1.06m x 7.32m)

Welcoming entrance hall with hard wood effect flooring.

Bedroom Four/Study

7' 1" x 9' 5" (2.15m x 2.86m)

Situated to the front of the property and currently used as a walk in wardrobe, this could be used as a bedroom or study.

Bathroom

7' 3" x 7' 3" (2.21m x 2.22m)

Fully tiled white suite comprising L-shaped bath with waterfall and handheld shower over, vanity sink unit, WC and chrome heated towel rail.

Bedroom Two

7' 5" x 11' 3" (2.26m x 3.42m)

Double bedroom located on the ground floor.

Living Room

9' 8" x 14' 4" (2.94m x 4.37m)

Snug living room situated to the front of the property with tall column radiator and fitted shutters. This room could also be utilised as a fifth bedroom.

Open Plan Kitchen/Dining/Living Room

10' 1" x 16' 6" (3.08m x 5.02m)

This measurement represents the kitchen area which comprises white high gloss units and drawers with some integrated appliances, space for washing machine/tumble dryer, breakfast bar, double patio doors opening on to decking. Opens to dining/living room.

Open Plan Dining/Living Room Area

9' 7" x 26' 3" (2.93m x 7.99m)

This measurement represents the dining/living part of the open plan room. Flowing round from the kitchen is space for a dining table and chairs with a further set of patio doors opening on to decking. Living room area is a cosy carpeted space.

Bedroom One

15' 5" x 8' 2" (4.70m x 2.50m)

A lovely master bedroom with stud partition creating a



GARDEN

South facing garden comprising large decked seating area, further decked built in seating, artificial grass with paved path leading to garden room and patio to the rear.

OFF STREET

3 Parking Spaces

Block paved driveway with parking for multiple vehicles.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

128.28 m²

1380.8 ft²

Balconies and terraces

21.22 m²

228.41 ft²

Reduced headroom

1.37 m²

14.79 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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