



PEAR
PROPERTIES

41 Sompting Road, Lancing
Lancing

Guide Price £300,000



41 Sompting Road

Lancing, Lancing

Charming 3-bed detached bungalow in sought-after locale. Project for creative minds, needs modernisation. Open plan living, fitted kitchen, south-facing garden with patio. Driveway, shed. Near shops, station, seafront.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Bedroom Detached Bungalow
- Offers Lots of Potential, Modernisation Required
- Fabulous South Facing Rear Garden
- Open Living/Dining Room
- Fitted Kitchen
- Bathroom and Separate WC
- Situated Close to Lancing Village Shops, Train Station and Seafront
- Please Take a Look at Our Virtual Tour and Walk Through Video



Bedroom

11' 11" x 11' 10" (3.62m x 3.60m)

Spacious double bedroom with bay window overlooking the front garden.

Bedroom

8' 9" x 9' 8" (2.66m x 2.95m)

Bedroom with built in furniture, currently set up as an office.

Bedroom

6' 6" x 11' 9" (1.97m x 3.57m)

A good size single bedroom.

WC

3' 5" x 2' 6" (1.05m x 0.75m)

Bathroom

6' 5" x 4' 11" (1.96m x 1.51m)

Comprising bath and wash hand basin.

Living/Dining Room

18' 9" x 10' 0" (5.72m x 3.04m)

Open living through dining room with windows overlooking the rear garden, opening to kitchen and a door giving access to sun room.



Kitchen

6' 6" x 8' 10" (1.98m x 2.68m)

Galley kitchen comprising a range of wall and base units, integrated oven/hob, wall mounted boiler, space for further appliances.

Sun Room

6' 4" x 9' 6" (1.93m x 2.90m)

Sun room overlooking the rear garden, door leading outside.

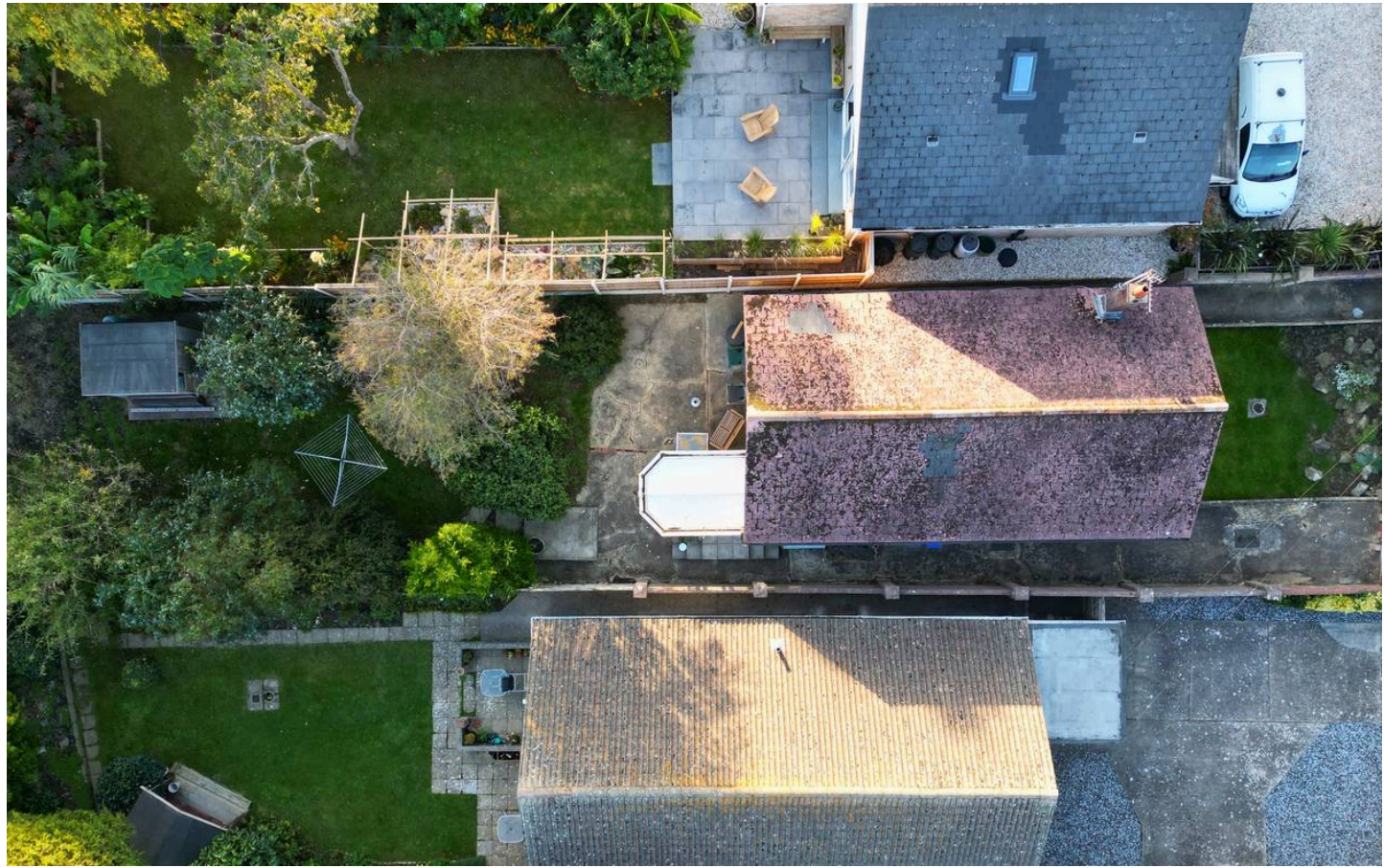
GARDEN

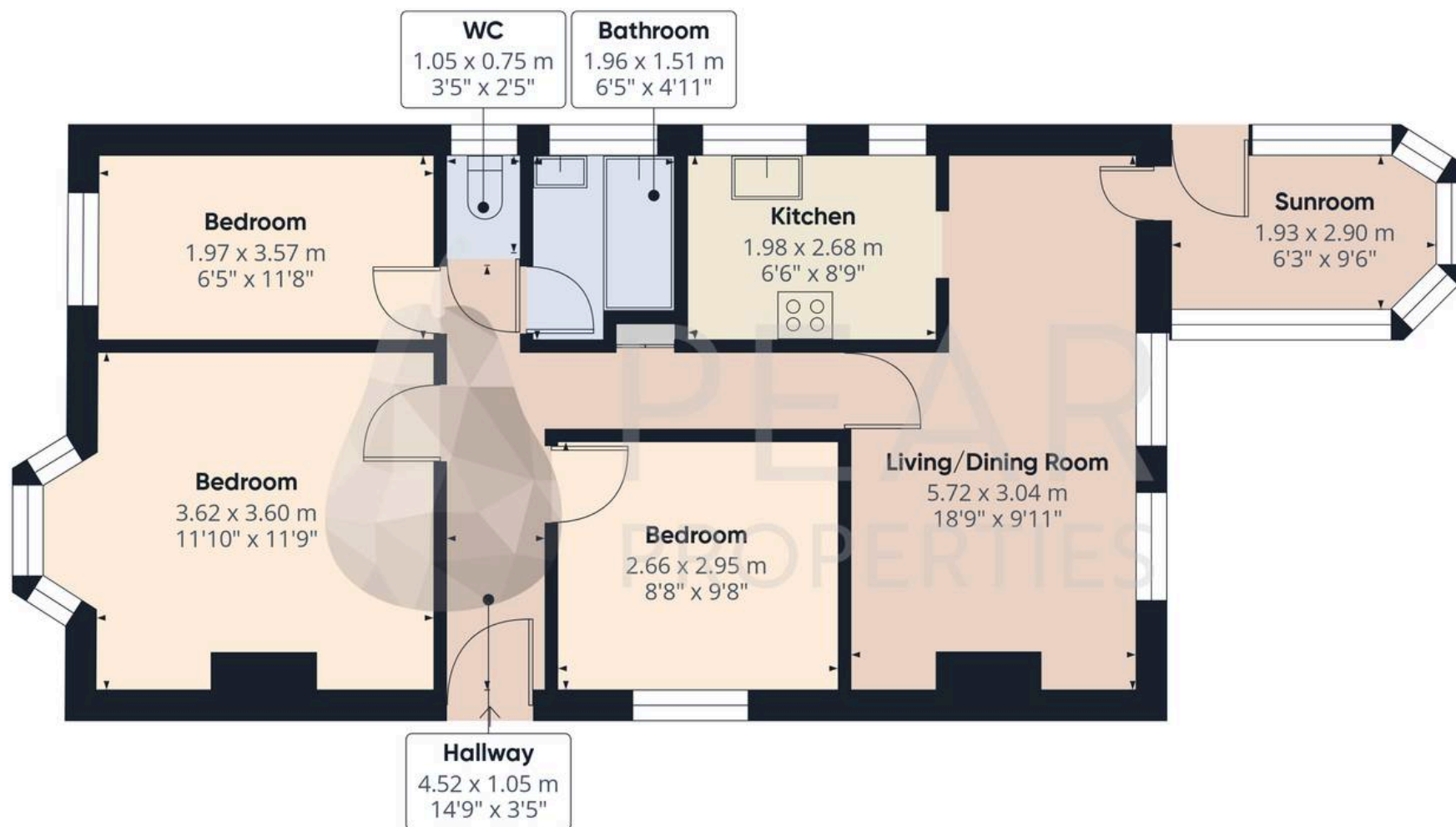
Fantastic size south facing rear garden comprising patio seating area, access via side passage, potting shed, mature shrubs and trees with the remainder being laid to lawn.

DRIVEWAY

2 Parking Spaces

Driveway to the front of the property providing off road parking.





Approximate total area⁽¹⁾

64.9 m²

698 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Pear Properties

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