



PEAR
PROPERTIES

Malthouse Close, Sompting
Lancing

Guide Price £375,000



16 Malthouse Close

Sompting, Lancing

Immaculately presented 3-bed semi detached house with spacious living/dining area, modern bathroom, off-road parking, garage, and tranquil backyard oasis. Perfect blend of comfort and style, ideal for hassle free living and entertaining.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedroom Semi Detached House
- Very Well Presented Throughout
- Living Room Through Dining Room
- Ground Floor Cloakroom
- Re-Fitted Bathroom
- Vendor Suited
- Off Road Parking
- Garage in Compound



Hallway

16' 8" x 3' 8" (5.08m x 1.11m)

A welcoming entrance hall with doors leading to kitchen, living room and cloakroom. Stairs leading to first floor.

WC

5' 0" x 2' 10" (1.53m x 0.87m)

Cloakroom comprising WC and wash hand basin.

Living Room

16' 8" x 10' 6" (5.09m x 3.21m)

A bright and spacious living room with bay window to the front. Flows through to dining area.

Dining Room

10' 10" x 8' 1" (3.29m x 2.47m)

Dining area with large window overlooking the rear garden. Door in to kitchen.

Kitchen

10' 10" x 8' 10" (3.29m x 2.70m)

A range of modern wall and base units and drawers with space for appliances. Door leading to rear garden.

Bedroom One

13' 10" x 10' 9" (4.22m x 3.27m)

A good size double bedroom with in-built cupboard and window overlooking the rear garden.

Bedroom Two

11' 4" x 10' 8" (3.46m x 3.24m)

A good size bedroom with in-built storage cupboard.

Bedroom Three

9' 10" x 6' 5" (3.00m x 1.95m)

Bathroom

8' 5" x 6' 4" (2.57m x 1.94m)

A modern tiled white suite comprising 'p' shaped bath with shower over, WC, wash hand basin and chrome heated towel rail.



GARDEN

A good size rear garden comprising patio seating area, side gate access, shrub borders with the majority being mainly laid to lawn.

GARAGE

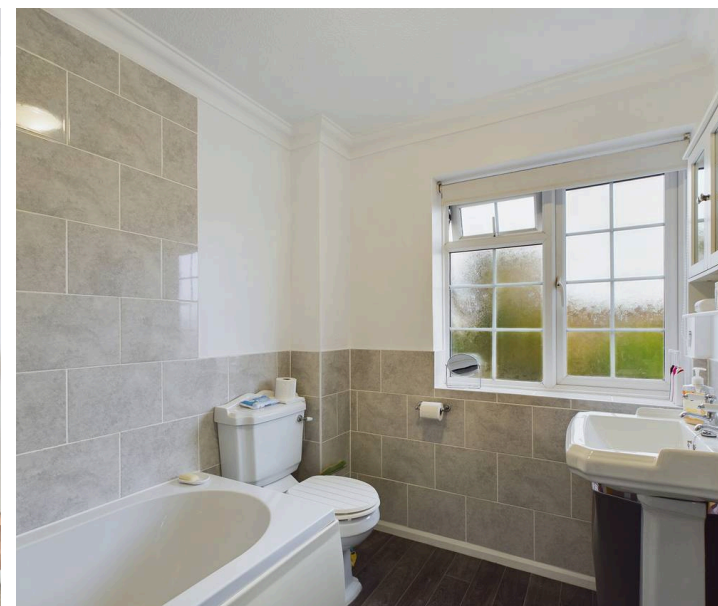
Single Garage

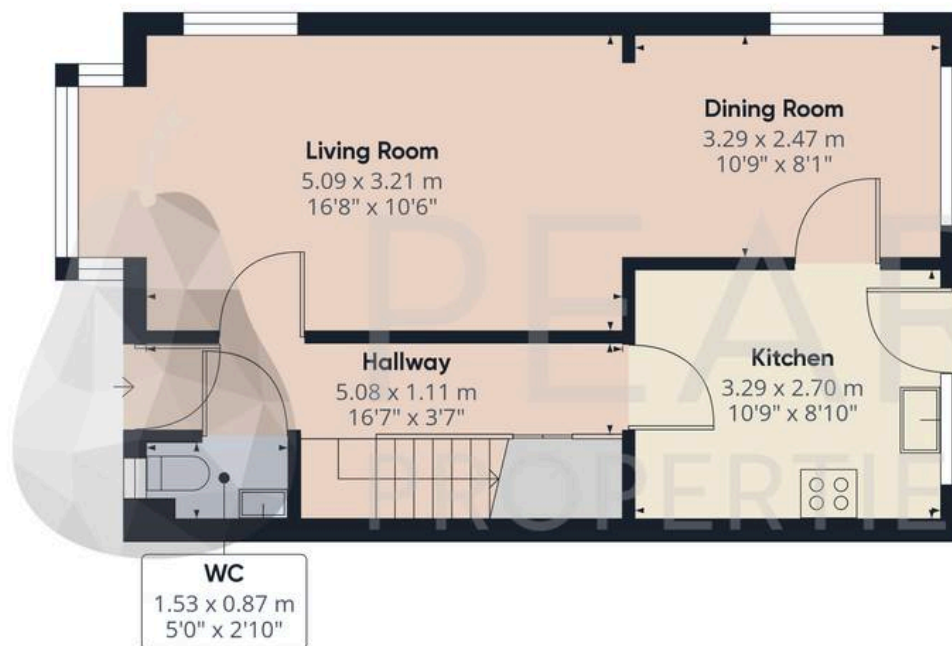
Garage situated in nearby compound.

OFF STREET

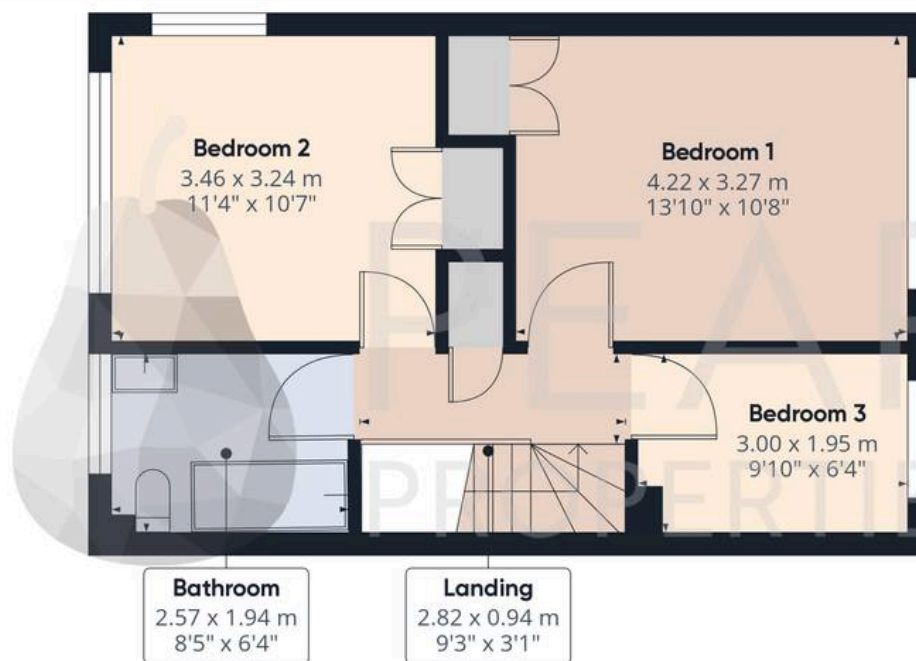
2 Parking Spaces

Driveway providing off road parking for two vehicles.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

85.86 m²

924.19 ft²

(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.

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Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk